

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_07_2022

Monday, February 07, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 07, 2022 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

January 18, 2022 APC Minutes

Documents: [APC Minutes - January 18, 2022](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2108-ODP-18 & 2108-SPP-18

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Public Comment - UPDATED 02/07/22](#)

2112-PUD-29

Springwater PUD

East of South Union Street and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Please note: The Springwater PUD exhibits will be uploaded by Friday (2/4) afternoon.
Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 21-52 - UPDATED 2/7/22](#) | [Exhibit 5: Redlined Ordinance](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Open Space and Preservation Exhibit](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Existing Variance \(83-V-1\)](#) | [Exhibit 10: Public Comment - UPDATED 02/07/22](#) | [Exhibit 11: Issue List](#) | [Exhibit 12: Redline since 2/4/22_UPDATED 2/7/22](#)

2201-ODP-01 & 2201-SPP-01

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest - ernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2201-PUD-02 [CONTINUED]

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2202-ODP-02 & 2202-SPP-02 [CONTINUED]

The Harbors at Grand Park Village

Southeast corner of 186th Street and Kinsey Ave

Beazer Homes by Weihe Engineers requests Overall Development Plan and Primary Plat approval for 74 Single-family Attached residential lots on 29.95 acres +/- in the Grand Park Village PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2201-ODP-01 & 2201-SPP-01
Project Name: Ditch Road Fire Station
Subject Site Address: 17001 Ditch Road (the "Property")
Petitioner: RQAW Corporation
Representative: Westfield Fire Department
Request: Overall Development Plan & Primary Plat review of 2 Lots and a 36,530 square foot fire station on 30.9 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
Current Zoning: Maple Knoll PUD
Current Land Use: Vacant
Approximate Acreage: 30.9 acres +/-
Property History: Maple Knoll PUD ([Ord. 04-02](#), 02/09/2004)
Staff Reviewer: Caleb Ernest, Senior Planner

BACKGROUND

The Property is currently zoned the Maple Knoll PUD District.

Ordinance 04-02, Maple Knoll PUD (0304-PUD-02), was approved at the February 9, 2004, Town Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the December 21, 2021, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised overall development plan and detailed development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Overall Development Plan and Detailed Development Plan. **Please note some of the standards noted herein are reviewed**



by the Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**
- 5) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 6) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 7) Title, scale, north arrow and date.
- 8) Proposed name of the development.
- 9) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 10) Address and legal description of the property.
- 11) Boundary lines of the property including all dimensions.
- 12) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 13) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 14) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.



- 15) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 16) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 17) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 18) Location and dimensions of all existing structures and paved areas.
- 19) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 20) Location of all Floodplain areas within the boundaries of the property.
- 21) Names of legal ditches and streams on or adjacent to the site.
- 22) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 23) Identify buildings proposed for demolition.
- 24) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 25) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 26) Misc.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 27) Proposed name of subdivision.
- 28) Names and addresses of the owner, owners, land surveyor or land planner.



- 29) Title, scale, north arrow and date.
- 30) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 31) Easements (locations, widths and purposes). (Article 8.3)
- 32) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 33) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 34) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 35) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 36) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 37) Building setback lines.
- 38) Legend and notes.
- 39) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 40) Other features or conditions which would affect the subdivision favorable or adversely.
- 41) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 42) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 43) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 44) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 45) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 46) Misc.

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Maple Knoll PUD District (Ord. 04-02).

47) Maple Knoll PUD Area: Urban Residential District

- a) Underlying Zoning District: SF2
- b) Governmental Facility approved land use under Public, Semipublic, and Office Facilities category
- c) Fire Station is also a permitted use in the SF2 permitted uses.

48) Lots:

- a) Minimum Lot Area: 2,400 square feet
- b) Minimum Setback Lines:
 - i) Front Yard: 15 feet
 - ii) Side Yard: 0 feet
 - iii) Rear Yard: 20 feet; however, no building elevation shall be closer than 30 feet to Ditch Road.
- c) Minimum Lot Width at Street: 20 feet
- d) Minimum Lot Width at Building Line: 40 feet
- e) Maximum Building Height: 45 feet



f) Minimum Lot Depth: 60 feet

49) Exterior Materials and Colors: the following shall replace and supersede the DPR (Development Plan Review) provisions pertaining to building materials.

- a) In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.
- b) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- c) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).
- d) Facades:
 - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.
 - iii) No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.
 - iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- e) Roofs:
 - i) Roof profiles shall be gabled, hip, or parapet.



ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

50) Landscape Standards:

a) Buffer Yards:

i) Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

b) Parking Area Landscaping:

i) Interior:

1. 50 or more parking spaces requires 10% of parking area to be parking islands.
2. Parking lot islands: Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

ii) Exterior:

1. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or



- (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- (c) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

2. Requirements:

- (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- (b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- (c) Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

51) Lighting Standards:

- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
- c) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
- d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

52) Parking Standards:

- a) Loading Berths:
 - i) Civic & Public: One (1) berth per 100,000 of space or additional fraction thereof.
- b) Off-street and On-street Parking:

- i) Size of Parking Spaces: Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

c) Required Spaces:

i) Civic & Public:

- 1. One (1) space for each 250 SF of gross office space; or
- 2. One (1) space per employee on primary shift plus one (1) space per five (5) seats in arena (e.g.: church, theater).

53) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.



vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)

57) Home Business Standards (Article 6.7)

58) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

1. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
2. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

c) Road Frontage Standards:

- i) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in nonresidential developments may be credited toward overall on-site landscaping requirements.

59) Lighting Standards (Article 6.9)

a) Multi-Family Residential, Commercial and Industrial Standards.

- i) For all multi-family residential, commercial, and industrial uses the following standards shall apply:
 - 1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
 - 2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
 - 3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
 - 4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
 - 5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
 - 6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
 - 7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Outside Storage and Display (Article 6.12)

62) Outdoor Café and Eating Areas (Article 6.13)



63) Parking and Loading Standards (Article 6.14)

64) Performance Standards (Article 6.15)

65) Setback Standards (Article 6.16)

66) Sign Standards (Article 6.17)

67) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Seventy-five (75) feet from intersections of Expressways or Arterials.

ii) Ten (10) feet from intersections of Driveways or Alleys.

68) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

71) Open Space and Amenity Standards (Article 8.6)

72) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands

73) Storm Water Standards (Article 8.8)

74) Street and Right-of-Way Standards (Article 8.9)

75) Surety Standards (Article 8.12)

76) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS:

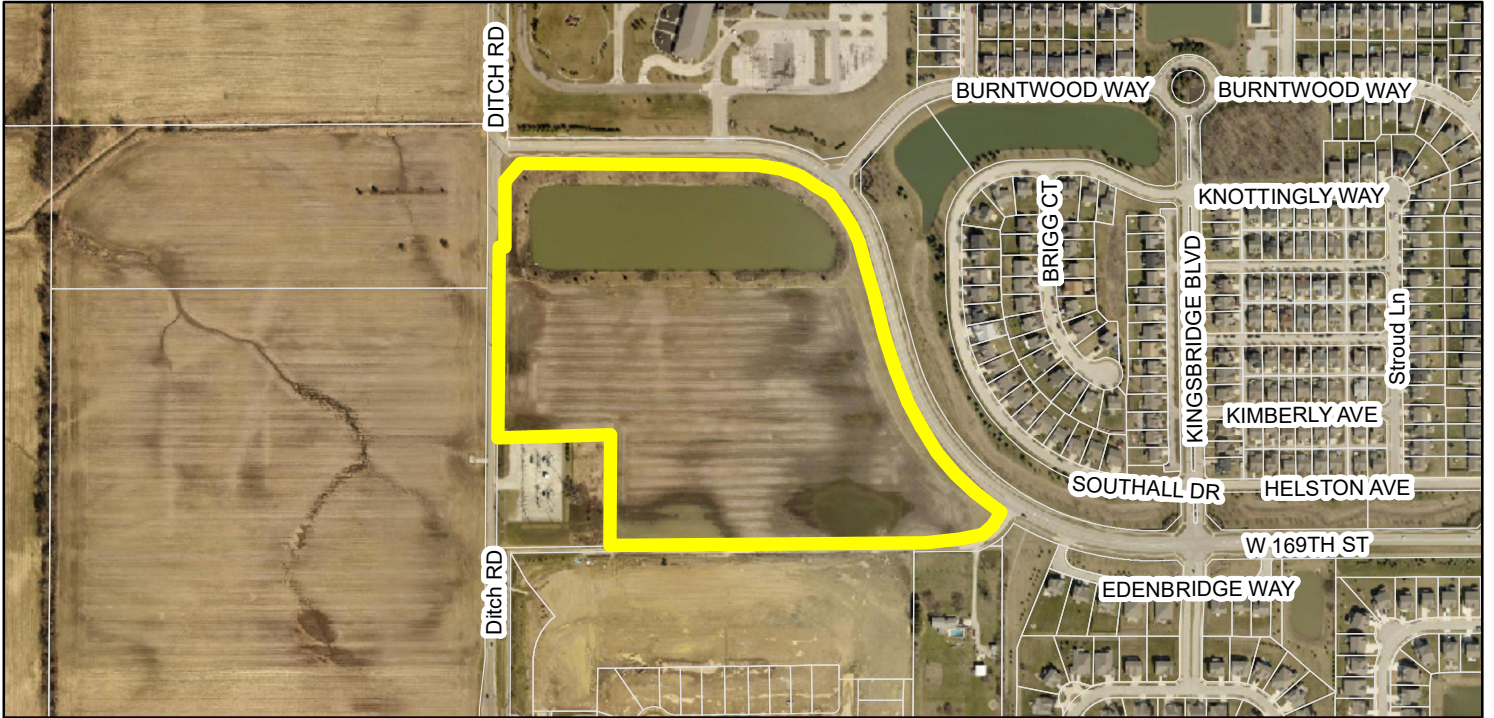
- 1) **Action: 2201-ODP-01 (Overall Development Plan) & 2201-SPP-01 (Primary Plat)** comply with the UDO. The Department recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest 317-519-8630 or cernest@westfield.in.gov.



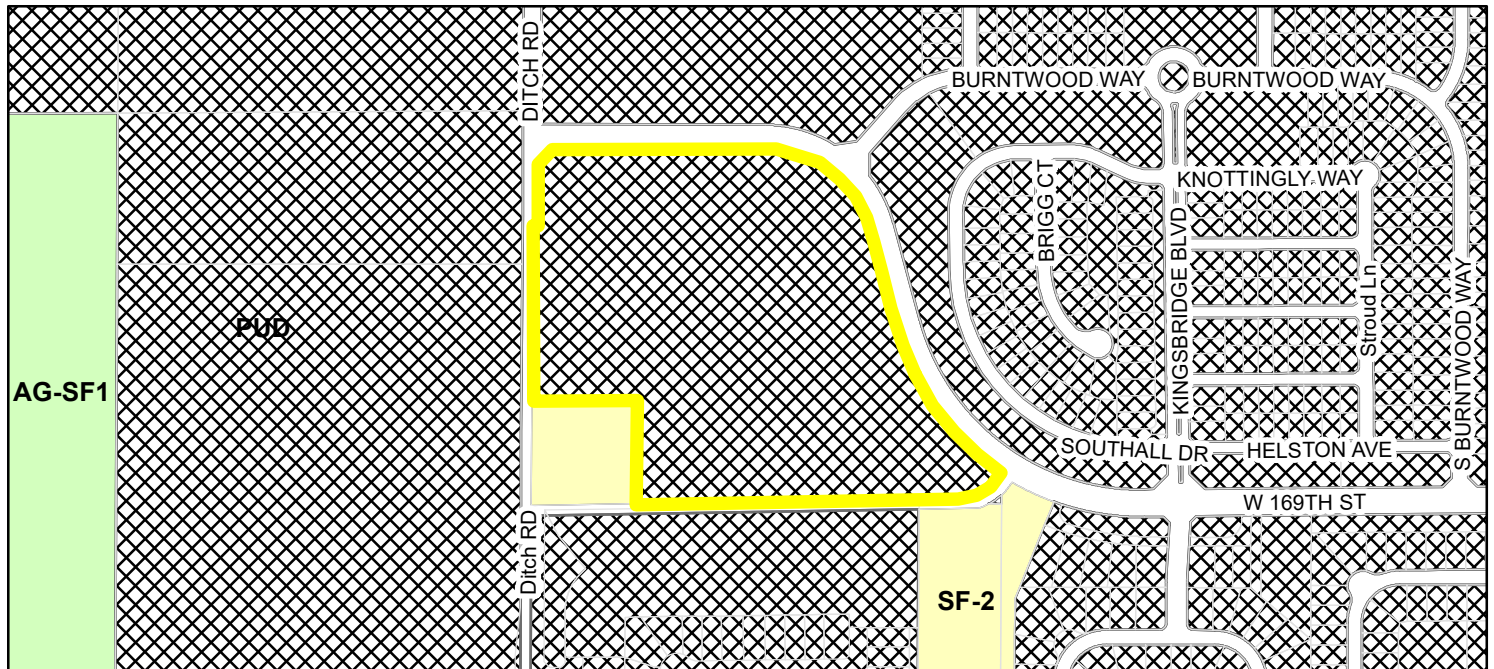
Property Location Map
Ditch Road Fire Station
Overall Development Plan & Primary Plat
2201-ODP-01 & 2201-SPP-01



Aerial Location Map



Zoning Map



- Parcel Zoning
- Zoning - All
- AG-SF1 (Agriculture - Single Family - 1)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)

#	Revision	Date
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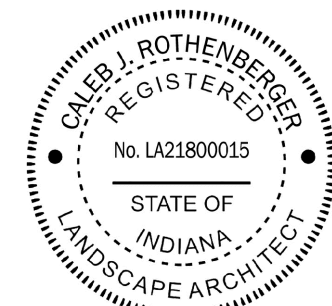
Project #: 21-700-271-1

Designed By: MO

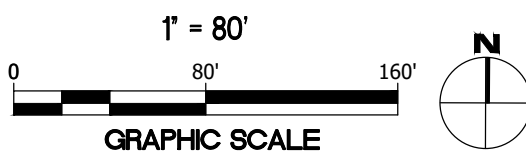
Drawn By: CJR

Checked By: CJR

Date: 02/1/2022



NOT FOR CONSTRUCTION



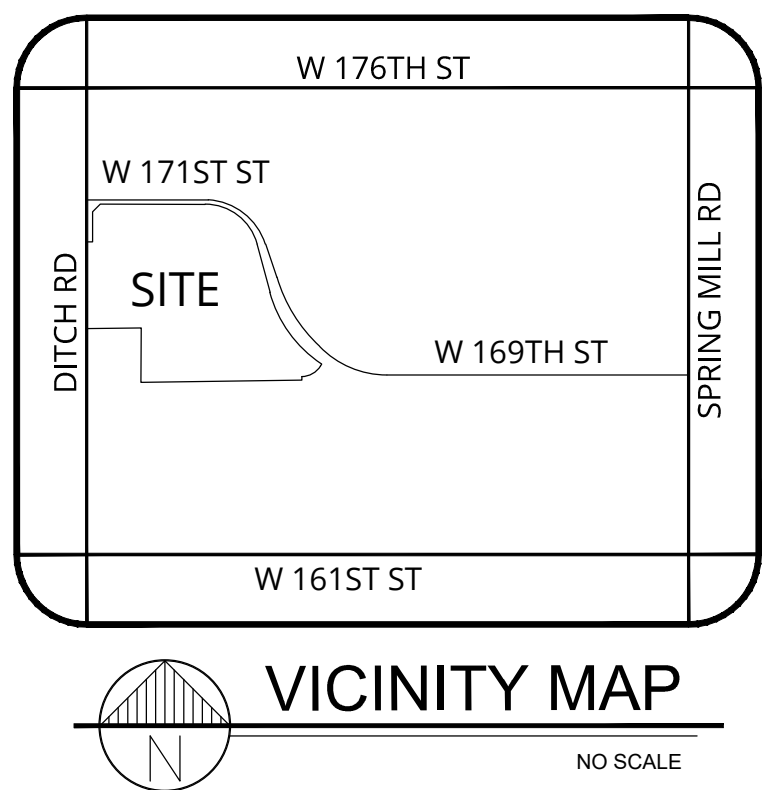
OVERALL
DEVELOPMENT
PLAN

C200

LAND DESCRIPTION: (PER INST 2006-058740)

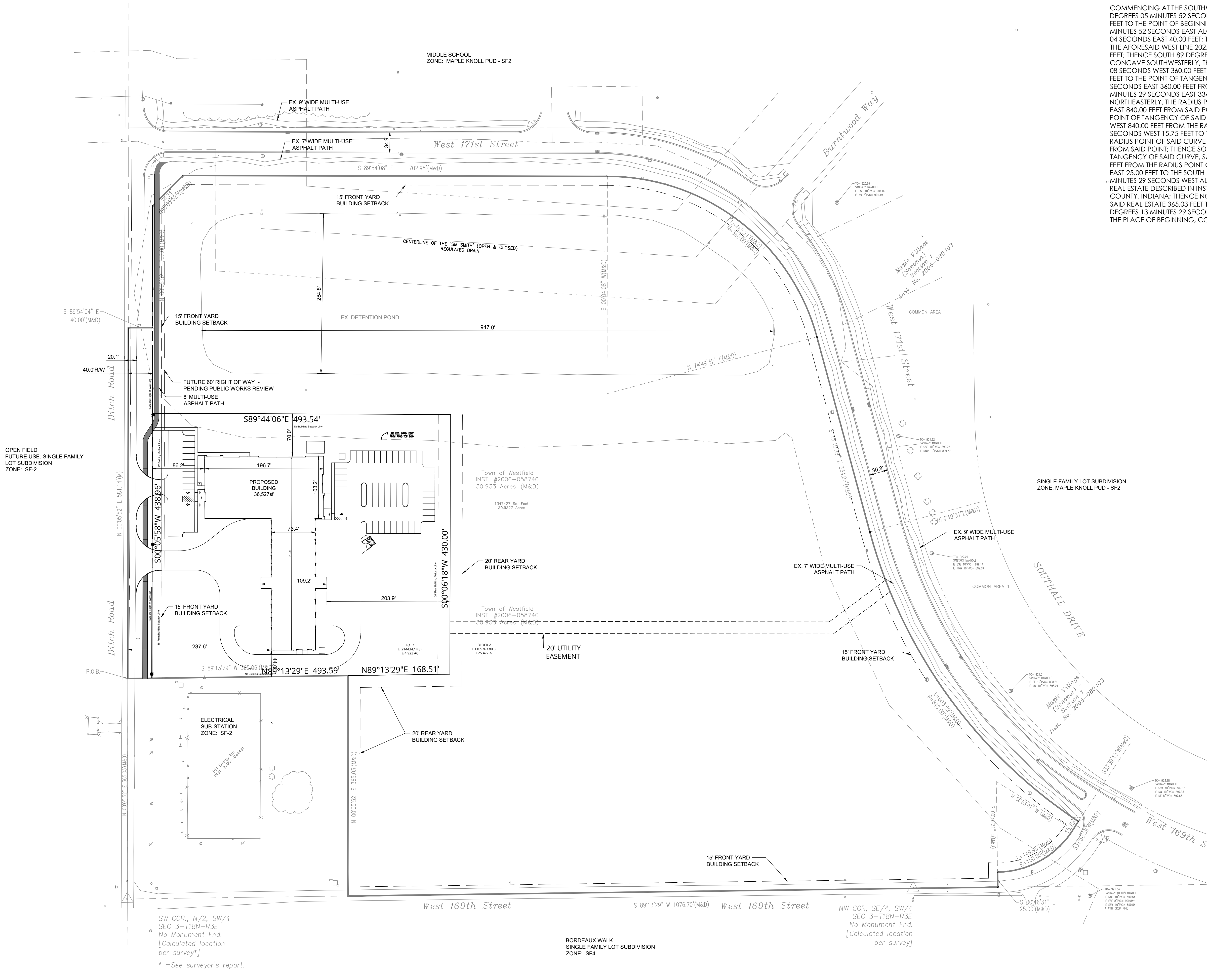
A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 365.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE 581.14 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS EAST 40.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE 202.00 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 52 SECONDS EAST 70.71 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 08 SECONDS EAST 702.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST 360.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 469.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 74 DEGREES 49 MINUTES 32 SECONDS EAST 360.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 15 DEGREES 10 MINUTES 29 SECONDS EAST 334.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 74 DEGREES 49 MINUTES 31 SECONDS EAST 840.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 603.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 33 DEGREES 39 MINUTES 19 SECONDS WEST 840.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 31 DEGREES 56 MINUTES 59 SECONDS WEST 15.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 03 MINUTES 01 SECONDS WEST 150.00 FEET FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 149.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 46 MINUTES 31 SECONDS EAST 150.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 00 DEGREES 46 MINUTES 31 SECONDS EAST 25.00 FEET TO THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE 1,076.70 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2001-44431 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID REAL ESTATE 365.03 FEET TO THE NORTHEAST CORNER OF SAID REAL ESTATE; THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID REAL ESTATE 365.06 FEET TO THE PLACE OF BEGINNING, CONTAINING 30.933 ACRES, MORE OR LESS.



VICINITY MAP

NO SCALE



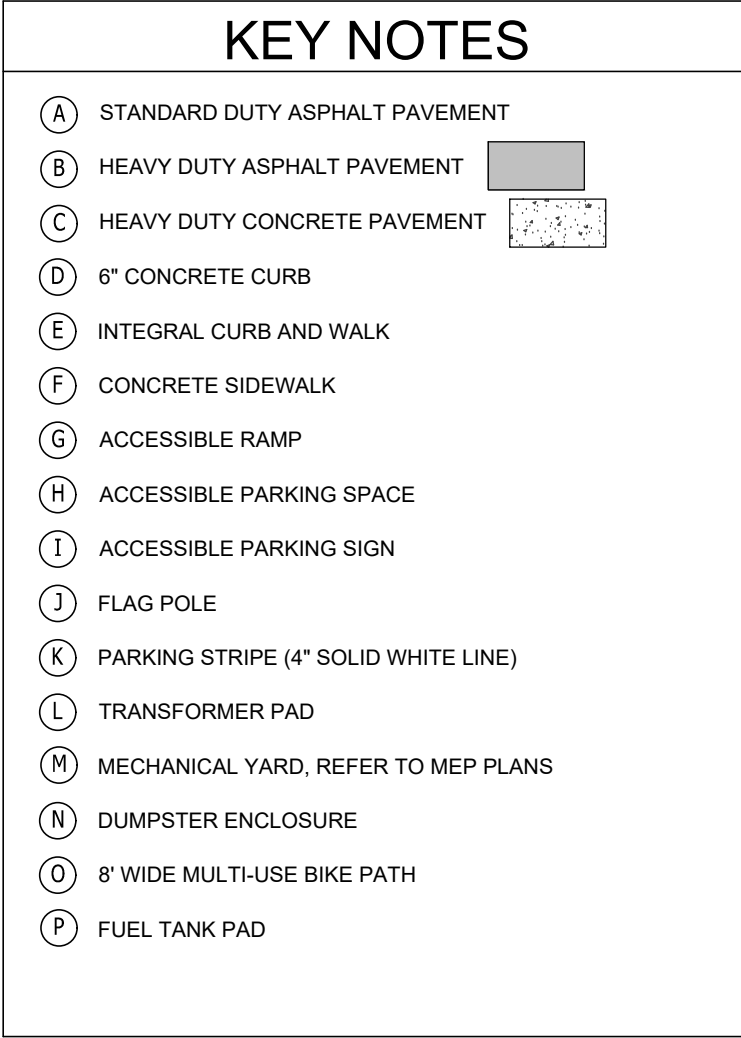
SW COR., N/2, SW/4
SEC 3-T18N-R3E
No Monument Fnd.
[Calculated location
per survey*]
* =See surveyor's report.

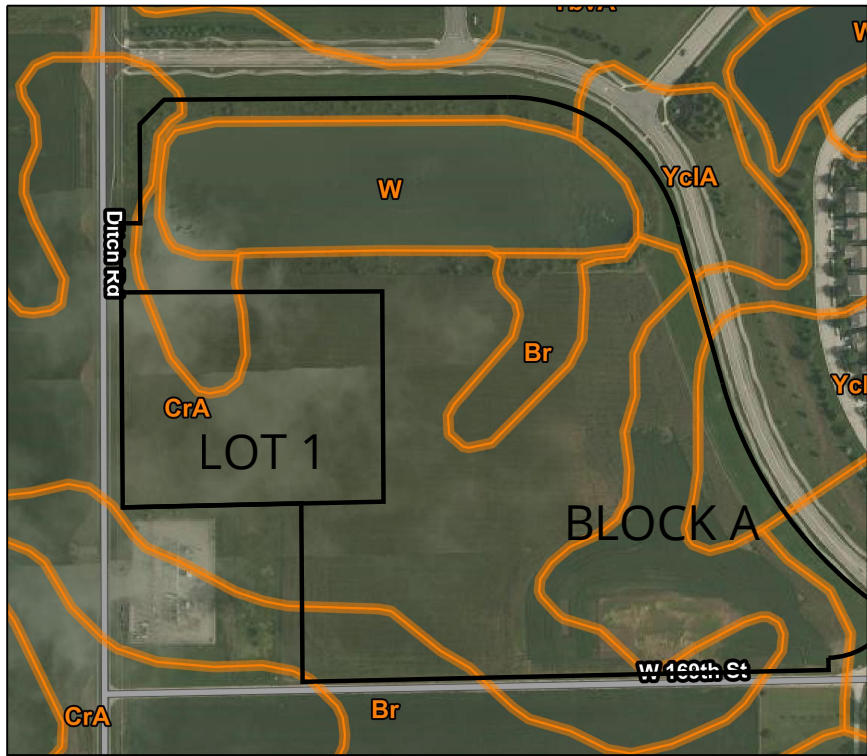
BORDEAUX WALK
SINGLE FAMILY LOT SUBDIVISION
ZONE: SF4

NW COR., SE/4, SW/4
SEC 3-T18N-R3E
No Monument Fnd.
[Calculated location
per survey]



Know what's below.
Call before you dig.





SOIL MAP

GrA CROSBY SILT LOAM
Br BROOKSTON SILTY CLAY LOAM
W WATER
YcA CROSBY SILT LOAM (URBAN LAND COMPLEX)

PLAN COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY I.C. 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

APPROVED BY THE DIRECTOR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, PURSUANT TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE, ON THE _____ DAY OF _____,

WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION

BY: _____
KEVIN TODD DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS OSBOURNE PARK, AN ADDITION TO THE CITY OF WESTFIELD. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

THE FOREGOING COVENANTS, OR RESTRICTIONS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2047. AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS CHANGED BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR PART. INVALIDATION OF ANY OF THE FOREGOING COVENANTS, OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESSED OUR HAND AND SEALS THIS ____ DAY OF _____, ____.

OWNER
STATE OF _____)
_____) SS:
_____) COUNTY)
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, ____.

SIGNATURE: _____ PRINTED NAME: _____

MY COMMISSION EXPIRES: _____ COUNTY OF RESIDENCE: _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, RYAN D PERRY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THIS PLAT IS BASED ON A SURVEY RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

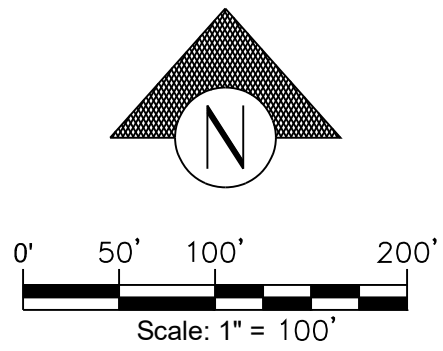
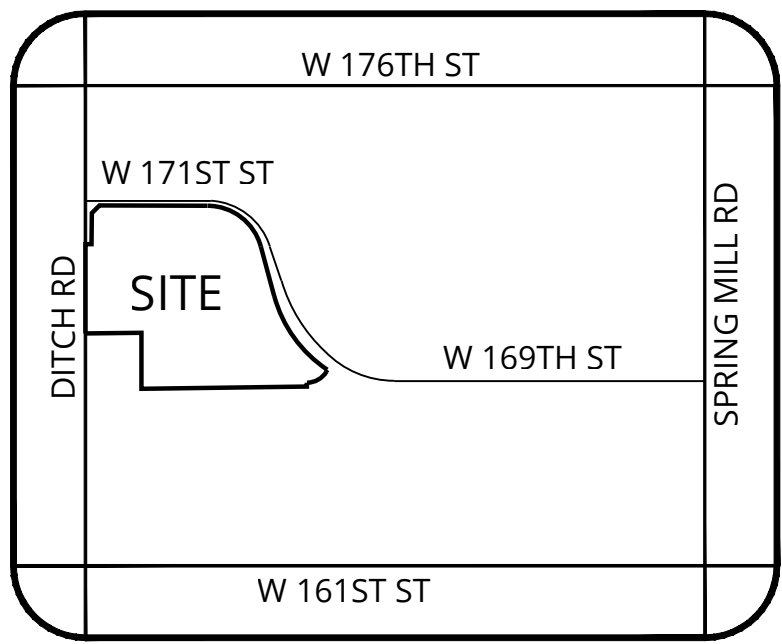
RYAN D. PERRY, PS
REGISTERED INDIANA
PROFESSIONAL SURVEYOR
LS21500015
rperry.rqaw.com

OSBOURNE PARK PRIMARY PLAT

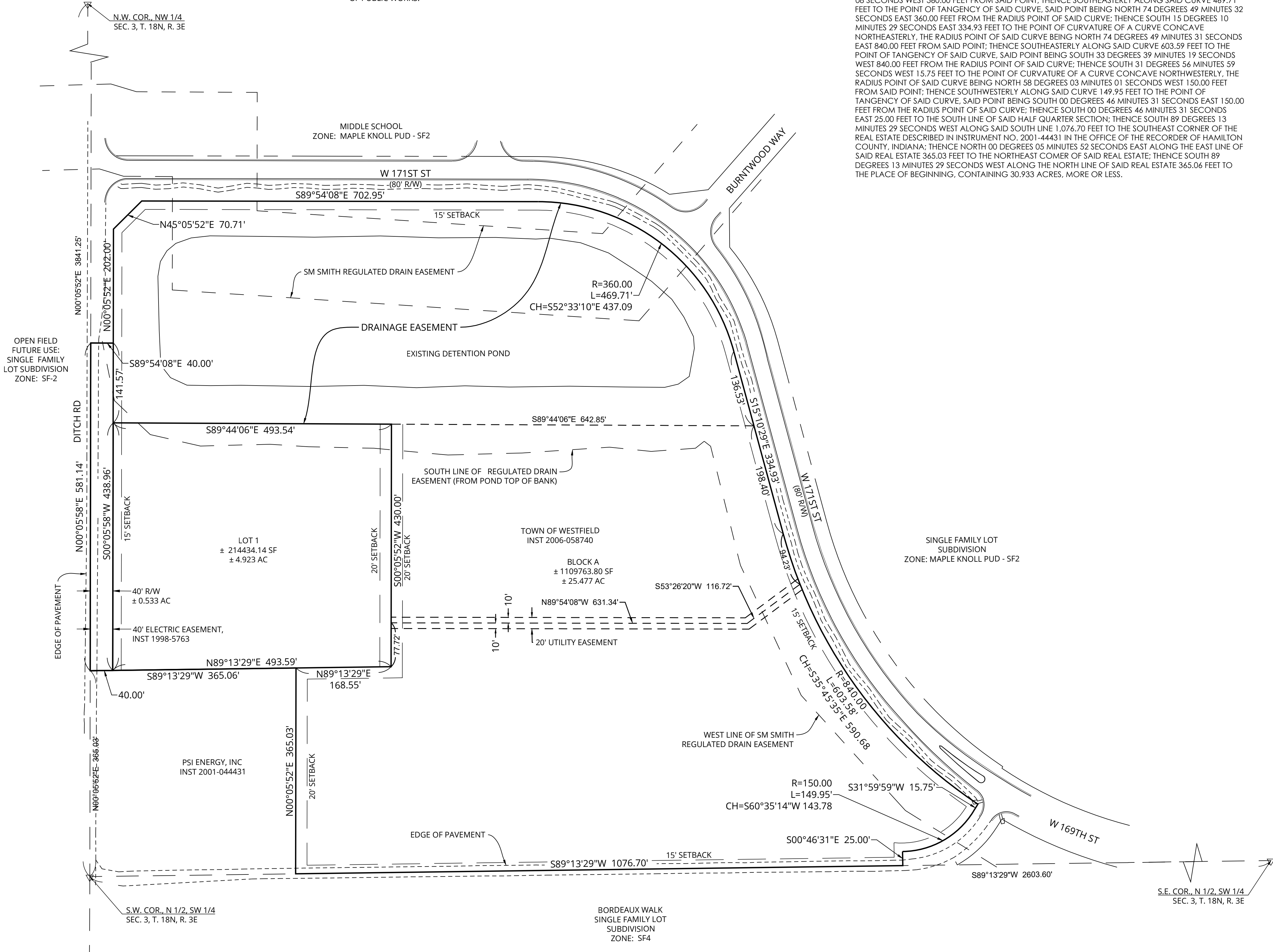
SEC 3, T18N, R3E

HAMILTON COUNTY
WESTFIELD, INDIANA

ZONING: MAPLE KNOLL
SITE ADDRESS: 17001 DITCH ROAD, WESTFIELD, IN
PUD AREA: URBAN RESIDENTIAL DISTRICT
UNDERLYING ZONING DISTRICT : SF2



NOTE: THE RIGHT OF WAY ALONG DITCH ROAD AND THE LOCATION OF THE SANITARY SEWER EASEMENT IS PENDING FURTHER REVIEW WITH THE DEPARTMENT OF PUBLIC WORKS.



BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT AND THE ACCEPTANCE OF ANY PUBLIC RIGHTS-OF-WAY DEDICATED HEREIN IS HEREBY APPROVED ON THE _____ DAY OF _____ BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF WESTFIELD, INDIANA, ON BEHALF OF THE BOARD OF PUBLIC WORKS AND SAFETY, PURSUANT TO RESOLUTION 15-120 ENACTED BY THE BOARD OF PUBLIC WORKS AND SAFETY ON AUGUST 26, 2015 AND ARTICLE 7.4(B) OF THE UNIFIED DEVELOPMENT ORDINANCE.

JEREMY LOLLAR, DIRECTOR
PUBLIC WORKS DEPARTMENT

LAND DESCRIPTION: (PER INST 2006-058740)

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 365.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE 581.14 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS EAST 40.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE 202.00 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 52 SECONDS EAST 70.71 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 08 SECONDS EAST 702.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST 360.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 469.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 74 DEGREES 49 MINUTES 32 SECONDS EAST 360.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 15 DEGREES 10 MINUTES 29 SECONDS EAST 334.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 74 DEGREES 49 MINUTES 31 SECONDS EAST 840.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 603.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 33 DEGREES 39 MINUTES 19 SECONDS WEST 840.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 31 DEGREES 56 MINUTES 59 SECONDS WEST 15.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 03 MINUTES 01 SECONDS WEST 150.00 FEET FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 149.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 46 MINUTES 31 SECONDS EAST 25.00 FEET TO THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE 1,076.70 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2001-44431 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID REAL ESTATE 365.03 FEET TO THE NORTHEAST COMER OF SAID REAL ESTATE; THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID REAL ESTATE 365.06 FEET TO THE PLACE OF BEGINNING, CONTAINING 30.933 ACRES, MORE OR LESS.

RQAW
INTENTIONAL INNOVATION

THIS INSTRUMENT WAS PREPARED BY:
RYAN D. PERRY PROFESSIONAL SURVEYOR
INDIANA LS21500015

PRIMARY PLAT

OSBOURNE PARK

17001 DITCH ROAD, WESTFIELD,
HAMILTON COUNTY, INDIANA

Project #: 21-700-271-1

Designed By:

Drawn By: JBK

Checked By: RDP

Date: 02/02/2022

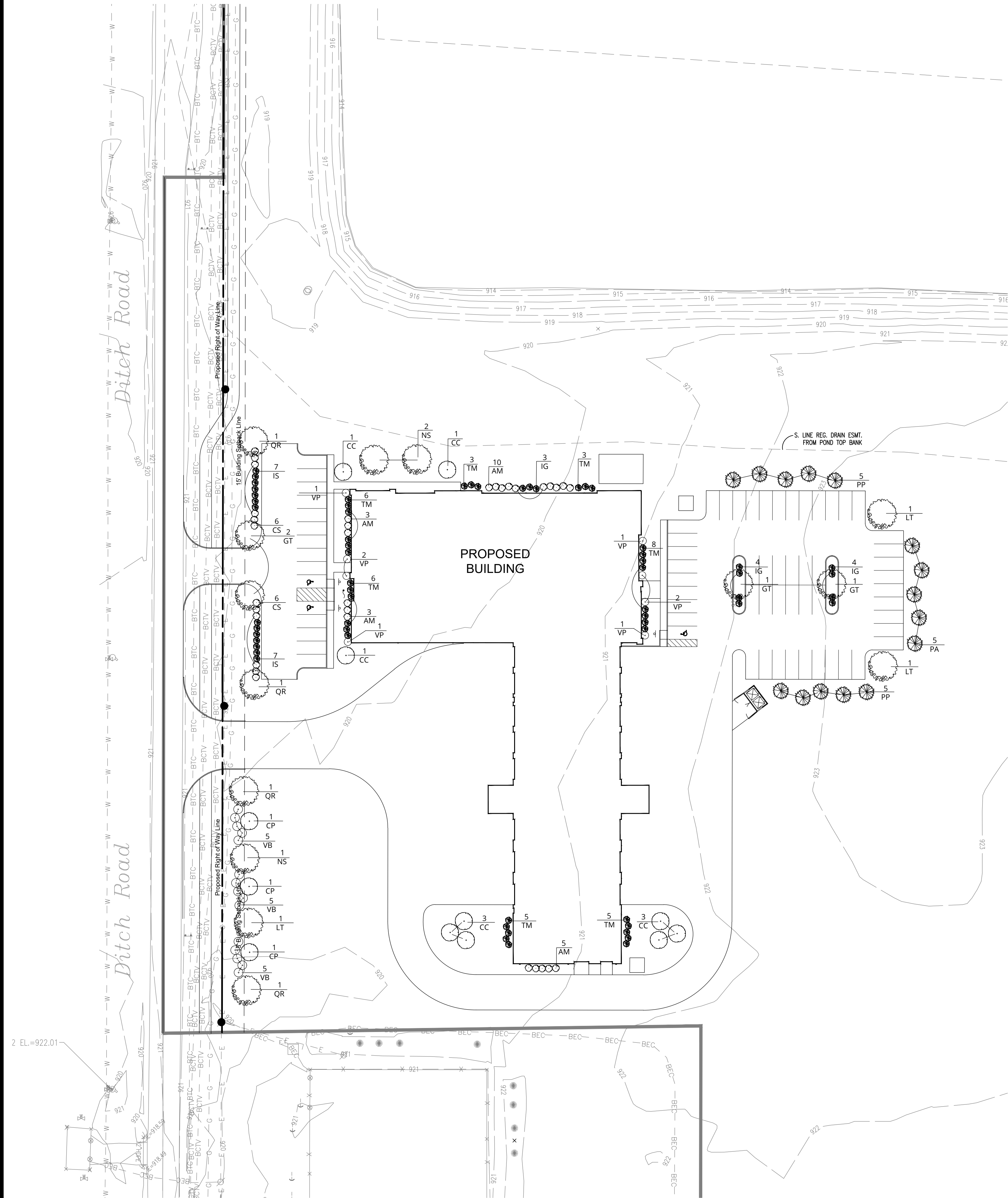
OWNER:
CITY OF WESTFIELD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3150

DEVELOPER:
WESTFIELD FIRE DEPARTMENT
17535 DARTOWN RD
WESTFIELD, IN 46074
(317) 804-3303
CONTACT: DEPUTY CHIEF ROB GAYLOR

SURVEYOR:
RQAW CORPORATION
8770 NORTH ST.
SUITE 100
FISHERS, IN 46038
PH: 317.588.1798
INFO@RQAW.COM

1 OF 1

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW". RYAN D. PERRY



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
CC	Cercis canadensis	Redbud	9	1.5"	B & B	Single Stem
CP	Crataegus phaenopyrum	Washington Hawthorn	3	1.5"	B & B	Single Stem
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	2.5"	B & B	
LT	Liriodendron tulipifera	Tulip Tree	3	2.5"	B & B	
NS	Nyssa sylvatica	Black Gum	3	2.5"	B & B	
QR	Quercus rubra	Red Oak	4	2.5"	B & B	

EVERGREEN TREES

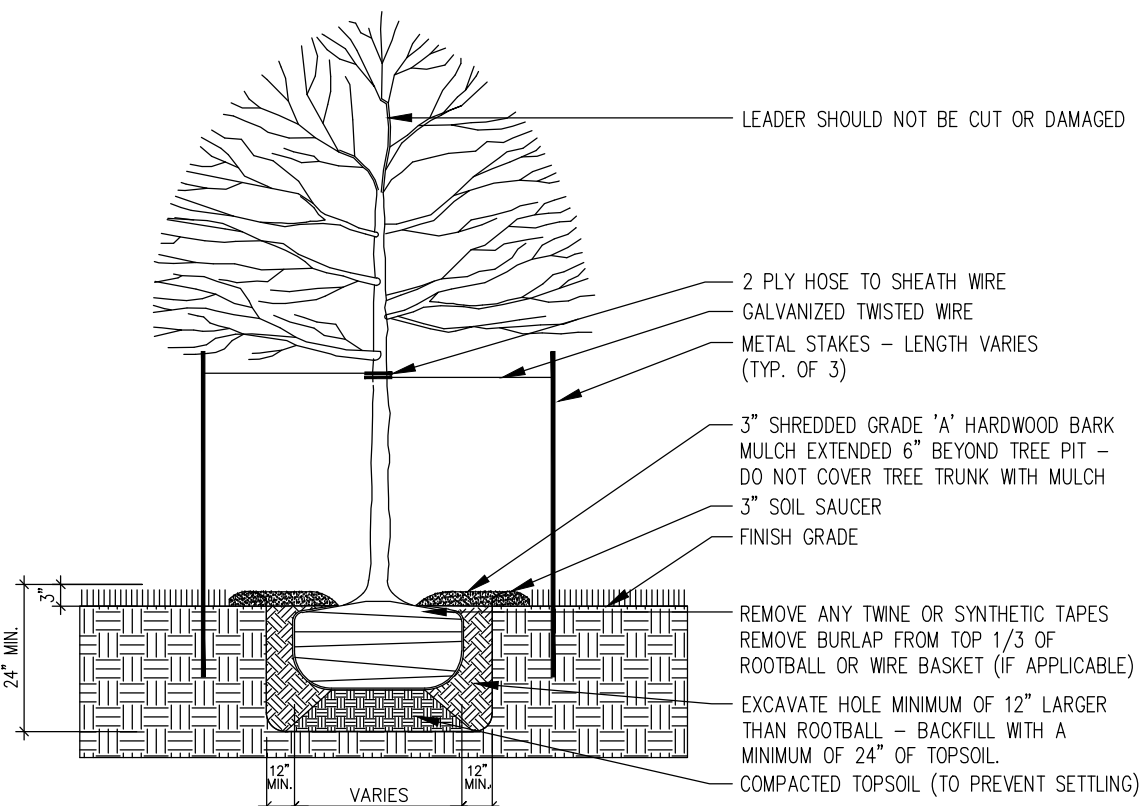
PA	Picea abies	Norway Spruce	5	6'	B & B	
PP	Picea pungens	Colorado Spruce	10	6'	B & B	

SHRUBS

AM	Aronia melanocarpa	Black Chokeberry	21	24"	#5 Cont.	
CS	Cornus sericea 'Farrow'	Arctic Fire Dogwood	14	24"	#5 Cont.	
IG	Ilex glabra 'Compacta'	Compact Inkberry	11	24"	#5 Cont.	
IS	Ilex glabra 'Shamrock'	Shamrock Holly	14	24"	#5 Cont.	
TM	Taxus x media 'Tauntonii'	Taunton's Yew	36	24"	#5 Cont.	
VB	Viburnum x burkwoodii	Burkwood Viburnum	15	36"	#7 Cont.	
VP	Viburnum plicatum 'Newzam'	Newport Viburnum	8	24"	#5 Cont.	

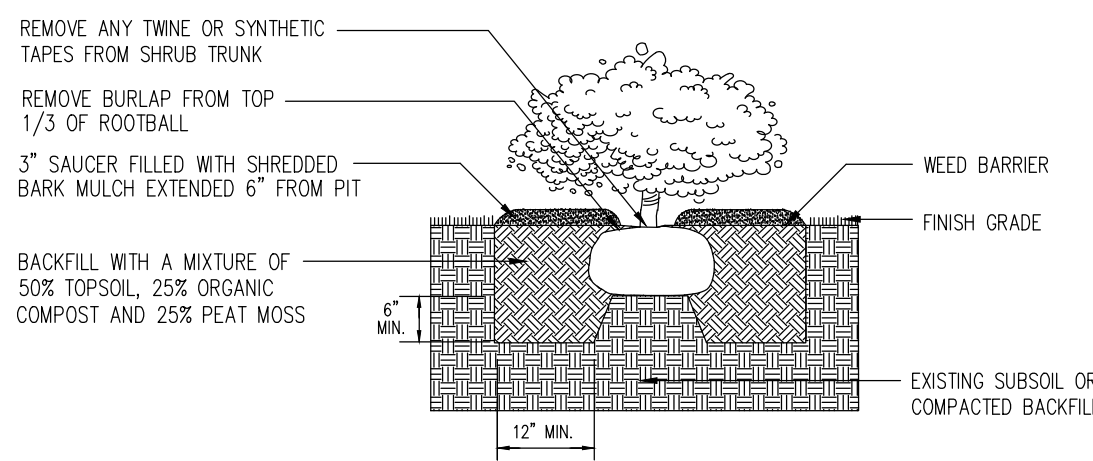
GENERAL NOTES:

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE
- ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITYMULCH OR PROCESSED TREE TRIMMINGS WILL BE ACCEPTED.
- A APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z601-2004.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED WITH 9-24-10 ANALYSIS FERTILIZER AT A RATE OF 10LBS PER 1000SF. AND LIME APPLIED AS DICTATED BY SOILS TEST PRIOR TO SEEDING. LAWNS TO BE SEEDED WITH MECHANICAL SPREADER AT A RATE OF 5LBS PER 1000SF. APPLY SEED 1/2 ONE DIRECTION AND 1/2 PERPENDICULAR TO THE FIRST. LIGHTLY RAKE, ROLL WITH 200 LBS ROLLER AND APPLY HYDROMULCH AFTER SEEDING.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
- PEATMOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS AS NOTED ON THE PLANS.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED. PERMANENT SEEDED LAWNS SHALL BE SEED MIX AS APPROVED BY LANDSCAPE ARCHITECT. SEED MIX SHALL CONSIST OF 34 POUNDS WABASH OR BARON KENTUCKY BLUEGRASS, 20 POUNDS PARK KENTUCKY BLUEGRASS, 20 POUNDS PENNLAWN FESCUE AND 26 POUNDS CERTIFIED FINE BLADED PERENNIAL RYEGRASS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. ALL SEEDED LAWNS SHALL BE MAINTAINED FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AFTER WRITTEN REQUEST FROM THE LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED TOPSOIL PRIOR TO SEEDING OPERATIONS.
- BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE FROM EXISTING SOILS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM PERIOD OF ONE YEAR TO ALLOW FOR THEIR ESTABLISHMENT. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING.



DECIDUOUS TREE DETAIL

NOT TO SCALE



SHRUB DETAIL

NOT TO SCALE



Know what's below.
Call before you dig.

TAC SUBMITTAL SET

WESTFIELD FIRE
STATION NO. 81

17001 DITCH ROAD
WESTFIELD, IN 46074

#	Revision	Date
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Project #: 21-700-271-1

Designed By: XXX

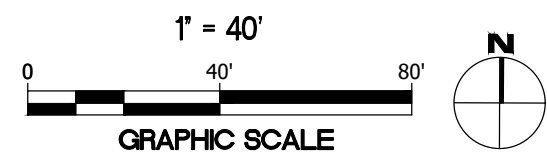
Drawn By: XXX

Checked By: XXX

Date: 12/03/2021



NOT FOR CONSTRUCTION



LANDSCAPE PLAN

C700



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the Tuesday, January 18, 2022 APC Meeting

Presented for approval: February 7, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 18, 2022 at Westfield City Hall.

Active Links for this meeting:

[January 18, 2022 APC Agenda & Exhibits](#)

[January 18, 2022 YouTube Video](#)

OPENING OF MEETING *YouTube Time: 0:01*

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director and Daine Crabtree, Senior Planner

City Staff Present Virtually: Caleb Ernest, Senior Planner and Rachel Riemenschneider, Associate Planner

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICER *YouTube Time: 0:23*

Motion: Nominate Bob Horkay as APC President for 2022.

Motion by: Kelleher; Second: Deck. Motion passed. Vote 9-0.

Motion: Nominate Ginny Kelleher as APC Vice President for 2022.

Motion by: Horkay; Second: Burkman. Motion passed. Vote 9-0.

APPOINTMENT OF BZA REPRESENTATIVE *YouTube Time: 1:55*

Motion: Nominate Dave Schmitz as BZA Representative for 2022.

Motion by: Horkay; Second: Kelleher. Motion passed. Vote 9-0.

APPROVAL OF MINUTES *YouTube Time: 2:29*

Kelleher motioned to approve the December 20, 2021 Minutes.

Maue seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES *YouTube Time: 3:04*

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

APC Minutes for January 18, 2022 Page 1 of 5

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA ITEMS *YouTube Time: 5:24*

2110-DDP-42

The Depot at Spring Mill Station

SWC of 161st Street and Spring Mill Road

KennMar by Banning Engineering, P.C. requests Detailed Development Plan approval of a 15,000 square foot commercial building on 3.08 acres +/- in the Spring Mill Station SWC Planned Unit Development District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Maue motioned to approve the Consent Agenda as presented in the associated Staff Report.

McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2112-PUD-29 *YouTube Time: 6:01*

Springwater PUD

East of South Union and ¼ mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

Springwater PUD, 2112-PUD-29, was tabled to the first APC meeting in February.

2111-PUD-29 *YouTube Time: 53:09*

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

Johns motioned to approve **2111-PUD-29** subject to the recommended conditions stated in the motion.

Maue seconded. Motion passed. Vote 6-3. (McCarty, Burkman, Kelleher)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

PUBLIC HEARING ITEMS

2201-ODP-01 & 2201-SPP-01 [PUBLIC HEARING]

YouTube Time: 1:48:29

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2201-ODP-01 & 2201-SPP-01 opened at 8:52 p.m.

- No public comments.

Public Hearing for 2201-ODP-01 & 2201-SPP-01 closed at 8:54 p.m.

APC comments/Petitioner responses.

2201-PUD-01 [PUBLIC HEARING]

YouTube Time: 1:58:23

Osborne Trails PUD Amendment III

10 East 191st Street

Holladay Properties by West Fork Real Estate requests an amendment to the Osborne Trails PUD District modifying the signage standards for 12.8 acres +/-.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2201-PUD-01 opened at 9:03 p.m.

- No public comments.

Public Hearing for 2201-PUD-01 closed at 9:05 p.m.

APC comments/Petitioner responses.

McCarty motioned to send 2201-PUD-01 to the City Council with a favorable recommendation.

Burkman seconded. Motion passed. Vote 9-0.

2201-PUD-02 [PUBLIC HEARING]

YouTube Time: 2:13:27

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

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Public Hearing for 2201-PUD-02 opened at 9:30 p.m.

- Four public comments.

Public Hearing for 2201-PUD-02 closed at 9:43 p.m.

APC comments/Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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ITEMS WITHDRAWN:

2111-PUD-26

Landing 161 PUD

West of and adjacent to US 31/North of and adjacent to East 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

YouTube Time: 3:05:16

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.
The meeting adjourned at 10:14 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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Petition Number: 2108-ODP-18 & 2108-SPP-18
Project Name: Highlands Latin School
Subject Site Address: 3810 W 146th Street (the "Property")
Petitioner: Indy Latin Schools
Request: Overall Development Plan & Primary Plat review of 1 Lot on 30.88 acres +/- in the AG-SF1: Single-Family Rural District.
Current Zoning: AG-SF1: Single-Family Rural District
Current Land Use: Agriculture
Approximate Acreage: 30.88 acres +/-
Property History: Detailed Development Plan (2108-DDP-29, *pending*)
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
Staff Reviewer: Rachel Riemenschneider, Associate Planner

BACKGROUND

The Property is currently zoned the AG-SF1: Single-Family Rural District.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 20, 2021, Technical Advisory Committee meeting.

The Petitioners received a variance at the [October 12, 2021, Board of Zoning Appeals](#) meeting to limit required landscaping to the area of the property currently being developed.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.



- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.14)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
 - 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - 20) Misc.
-

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.

- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 32) Location and dimensions of all existing structures and paved areas.
 - 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 34) Location of all Floodplain areas within the boundaries of the property.
 - 35) Names of legal ditches and streams on or adjacent to the site.
 - 36) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 37) Identify buildings proposed for demolition.
 - 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 39) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

- | | |
|------------------------------------|--------------------------------|
| 40) Minimum Lot Area: | Three (3) acres |
| 41) Minimum Lot Frontage: | 250 feet |
| 42) Minimum Building Setback Line: | |
| a) Front Yard: | |
| i) Expressways/Arterials: | 100 feet |
| ii) On all other Streets: | 80 feet |
| b) Side and Rear Yard: | 30 feet |
| 43) Minimum Lot Width: | 100 feet |
| 44) Maximum Building Height: | Two and one-half (2 ½) stories |
-

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans comply.

- 45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 47) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

48) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

49) Accessory Use and Building Standards (Article 6.1)

50) Architectural Standards (Article 6.3)

51) Building Standards (Article 6.4)

52) Fence Standards (Article 6.5)

53) Height Standards (Article 6.6)

54) Landscaping Standards (Article 6.8)

55) Lighting Standards (Article 6.9)

56) Lot Standards (Article 6.10)

57) Outside Storage and Display (Article 6.12)

58) Outdoor Café and Eating Areas (Article 6.13)

59) Parking and Loading Standards (Article 6.14)

60) Setback Standards (Article 6.16)

61) Sign Standards (Article 6.17)

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 64) Block Standards (Article 8.1)
- 65) Easement Standards (Article 8.3)
- 66) Monument and Marker Standards (Article 8.5)
- 67) Open Space and Amenity Standards (Article 8.6)
- 68) Pedestrian Network Standards (Article 8.7)
- 69) Storm Water Standards (Article 8.8)
- 70) Street and Right-of-Way Standards (Article 8.9)
- 71) Street Light Standards (Article 8.10)
- 72) Street Sign Standards (Article 8.11)
- 73) Surety Standards (Article 8.12)
- 74) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

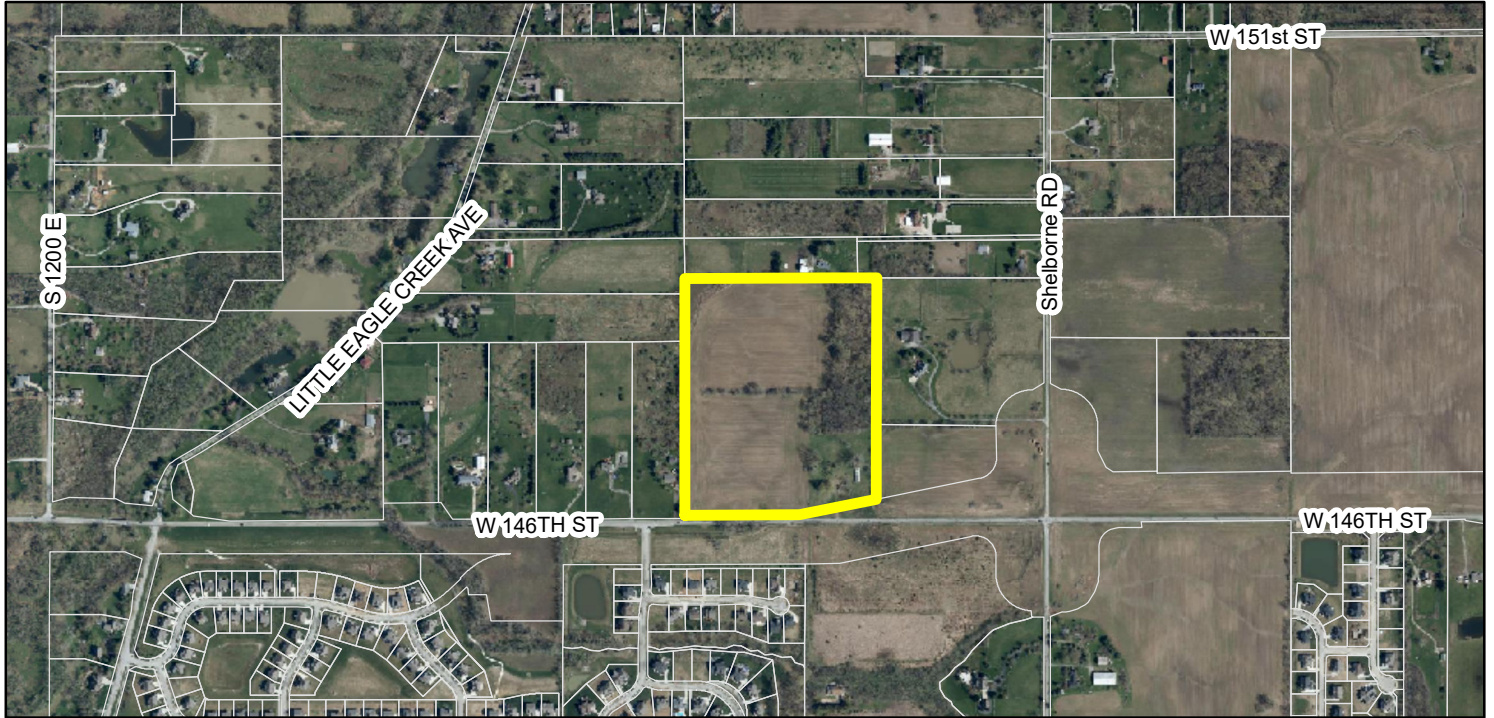
- 1) **Action: 2108-ODP-18 & 2108-SPP-18** comply with the Compton PUD and the UDO. The Department recommends approving the petition with the following condition:
 - All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 2) If any Plan Commission member has questions, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.



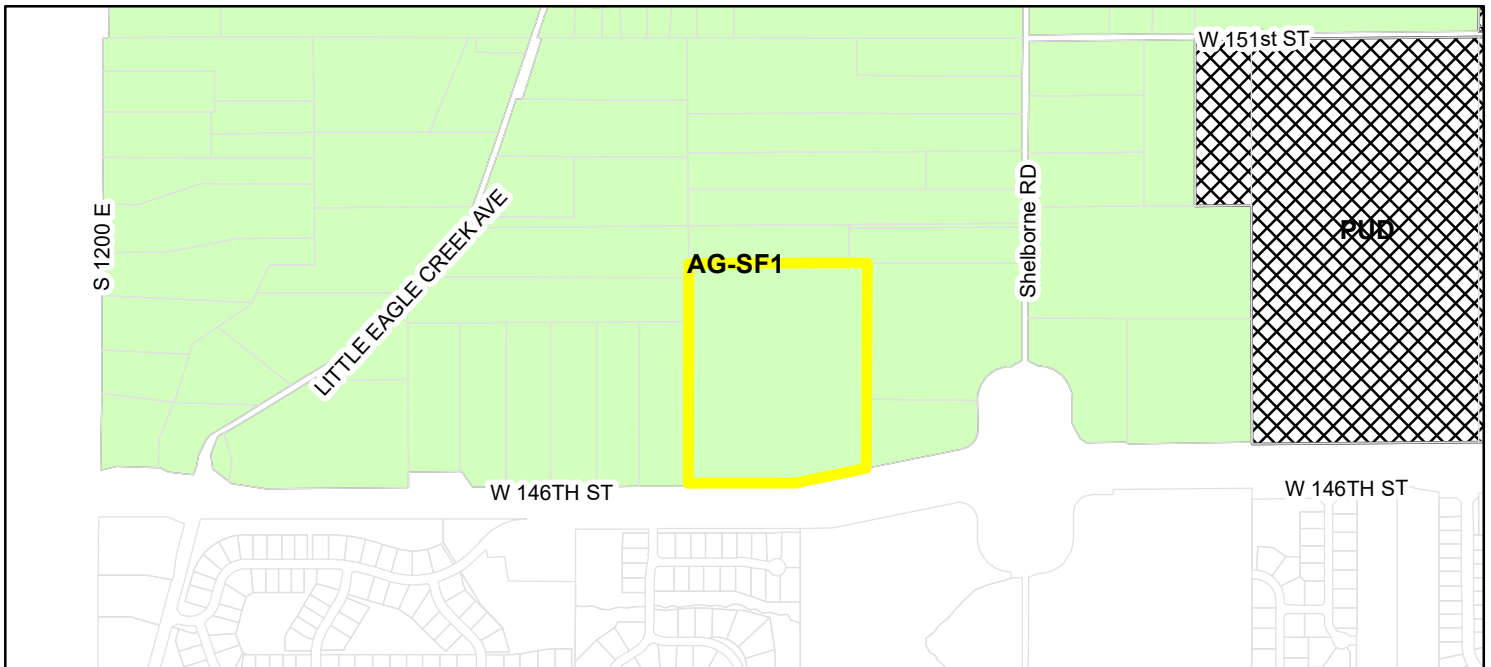
Property Location Map
Highlands Latin School
2108-SPP-18, 2108-ODP-18



Aerial Location Map



Zoning Map



 Highlands Latin School

 Parcel

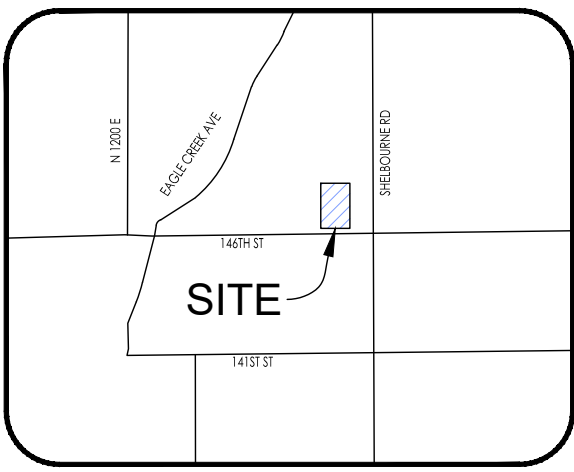
Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

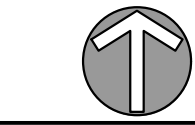
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN FOR HIGHLANDS LATIN SCHOOL

3810 W 146th Street
Westfield, Indiana 46074

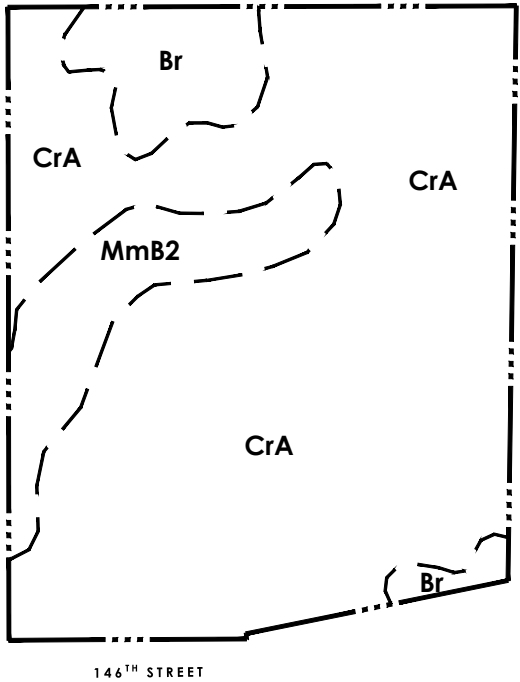


LOCATION MAP

WESTFIELD, INDIANA



NOT TO SCALE



SOILS MAP

WESTFIELD, INDIANA

Map Unit:

Br - Brookston silty clay loam, 0 to 2 percent slopes

This poorly drained soil has a seasonal high watertable above the surface or within 1' and is in depressions. Permeability is moderately slow and available water capacity is high. This soil responds well to tile drainage.

CrA - Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

This is a somewhat poorly drained soil and has a seasonal high watertable. Permeability is very slow and available water capacity is moderate. This soil responds well to tile drainage.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This moderately well drained soil has a seasonal high watertable and is on sideslopes and rises on uplands. Permeability is very slow and available water capacity is low.

FLOOD NOTE

THE SUBJECT PARCEL LIES WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL INSURANCE RATE (F.I.R.M.) MAP FOR HAMILTON COUNTY, INDIANA, AND ILLUSTRATED ON PANEL NUMBERS 1805/C011SG AND 1805/C020SG, BOTH WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2014. NOTE ALL FLOOD MAPPING IS SUBJECT TO MAP SCALE UNCERTAINTY.



Know what's below.
Call before you dig.

PAUL G. KNUTSON
INST# 2011026667

STEVEN K. LINI
INST# 1984

SHELLBOURNE ROAD

P&M

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬮	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⌈⌋	TRANSFORMER
---	SECTION LINE	⌈⌋	HYVAC
---	CENTERLINE	⌈⌋	ELECTRIC METER
---	799	⌈⌋	ELECTRIC MANHOLE
---	800	⌈⌋	POWER POLE GUY WIRE
---	INDEX CONTOUR	☆	LIGHT POLE
---	TELEPHONE UNDER GR.	⌈⌋	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	⌈⌋	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	⌈⌋	GAS MARKER
---	GAS SERVICE	⌈⌋	ELECTRIC MARKER
---	POWER UNDERGROUND	⌈⌋	TRAFFIC POLE
---	POWER OVERHEAD	⌈⌋	TRAFFIC MANHOLE
---	WATER SERVICE	⌈⌋	GAS METER
---	SANITARY SEWER	⌈⌋	GAS VALVE
---	STORM SEWER	⌈⌋	STORM MANHOLE
---	POND (NORMAL POOL)	⌈⌋	SANITARY MANHOLE
---	EX. FLOWLINE	⌈⌋	STORM INLETS
---	CHAIN LINK FENCE	⌈⌋	CLEAN-OUT
---	FARM FENCE	⌈⌋	DOWNSPOUT
---	WOOD FENCE	⌈⌋	FIRE HYDRANTS
---	IRON FENCE RAILING	⌈⌋	WATER METER
---	BUILDING STRUCTURE	⌈⌋	WATER VALVES
---	EX. BUILDING OVERHEAD	⌈⌋	POST INDICATOR VALVE
---	FINISHED FLOOR ELEVATION	⌈⌋	FIRE DEPARTMENT CONN.
---	FFE	⌈⌋	SIGNS
---		⌈⌋	MAILBOX
---		⌈⌋	ADA PARKING
---		⌈⌋	PARKING COUNT
---		⌈⌋	TREES
---		⌈⌋	SHRUB
---		⌈⌋	SPOT GRADE

LEGEND OF PROPOSED FEATURES

---	ST	STORM SEWER	⌈⌋	STORM MANHOLE
---	SSD	SUBSURFACE DRAIN	⌈⌋	STORM INLETS
---	SW	SWALE FLOWLINE	⌈⌋	STORM END SECTION
---	NP	POND (NORMAL POOL)	⌈⌋	TRANSFORMER
---	799	INTERMEDIATE CONTOUR	⌈⌋	POWER POLE
---	800	INDEX CONTOUR	⌈⌋	LIGHT POLE
---	S	SANITARY SEWER	⌈⌋	SANITARY MANHOLE
---	W	WATER SERVICE	⌈⌋	SANITARY SEWER CLEANOUT
---	F	FIRE SERVICE	⌈⌋	FIRE HYDRANT
---	G	GAS SERVICE	⌈⌋	WATER METER
---	T	TELEPHONE / COMMUNICATION	⌈⌋	WATER VALVE
---	OH-T	OVERHEAD TELEPHONE / COMMUNICATION	⌈⌋	POST INDICATOR VALVE
---	E	ELECTRIC SERVICE	⌈⌋	FIRE DEPARTMENT CONN.
---	OH-E	OVERHEAD ELECTRIC SERVICE	⌈⌋	
---	---	IRRIGATION CONDUIT	⌈⌋	
---	---	DEVELOPMENT LINE	⌈⌋	

CONSULTANT TEAM

DEVELOPER/OWNER

HIGHLANDS LATIN SCHOOL
1010 E 126TH STREET
CARMEL, INDIANA 46033
PH: (317) 750-3753

CONTACT: TIM HUSTON
EMAIL: thuston@indylatinschool.org

CIVIL ENGINEER & LAND SURVEYOR

HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE
SUITE 300
FISHERS, INDIANA 46038
PH: (317) 570-8800

CONTACT: MICHAEL THOMPSON, PE
EMAIL: mthompson@hamilton-designs.com

ARCHITECT

SRS ARCHITECTS, INC
200 S RANGELINE ROAD
SUITE 226
CARMEL, INDIANA 46032
PH: (317) 989-6248

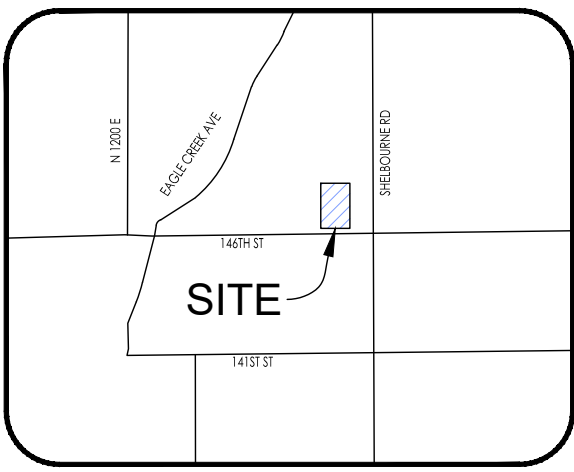
CONTACT: STU SHADE
EMAIL: sshade@mitschdesign.com



SCALE: 1" = 100'

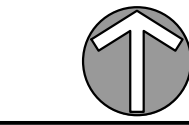
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN FOR HIGHLANDS LATIN SCHOOL

3810 W 146th Street
Westfield, Indiana 46074

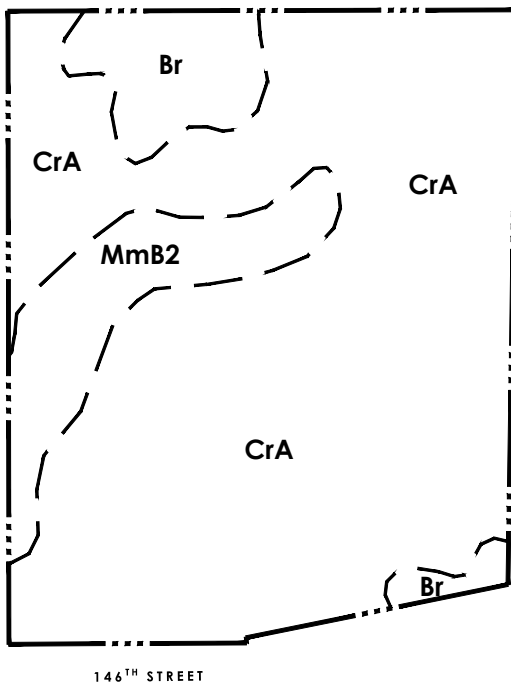


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NOT TO SCALE



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Know what's below.
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LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬮	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⌈⌋	TRANSFORMER
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---	FIBER OPTIC SERVICE	⌈⌋	GAS MARKER
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---	POWER OVERHEAD	⌈⌋	TRAFFIC MANHOLE
---	WATER SERVICE	⌈⌋	GAS METER
---	SANITARY SEWER	⌈⌋	GAS VALVE
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---	EX. FLOWLINE	⌈⌋	STORM INLETS
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---	WOOD FENCE	⌈⌋	FIRE HYDRANTS
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---	BUILDING STRUCTURE	⌈⌋	WATER VALVES
---	EX. BUILDING OVERHEAD	⌈⌋	POST INDICATOR VALVE
---	FINISHED FLOOR ELEVATION	⌈⌋	FIRE DEPARTMENT CONN.
---		⌈⌋	SIGNS
---		⌈⌋	MAILBOX
---		⌈⌋	ADA PARKING
---		⌈⌋	PARKING COUNT
---		⌈⌋	TREES
---		⌈⌋	SHRUB
---		⌈⌋	SPOT GRADE

LEGEND OF PROPOSED FEATURES

---	ST	STORM SEWER	⌈⌋	STORM MANHOLE
---	SSD	SUBSURFACE DRAIN	⌈⌋	STORM INLETS
---	---	SWALE FLOWLINE	⌈⌋	STORM END SECTION
---	NP	POND (NORMAL POOL)	⌈⌋	TRANSFORMER
---	---	INTERMEDIATE CONTOUR	⌈⌋	POWER POLE
---	---	INDEX CONTOUR	⌈⌋	LIGHT POLE
---	S	SANITARY SEWER	⌈⌋	SANITARY MANHOLE
---	W	WATER SERVICE	⌈⌋	SANITARY SEWER CLEANOUT
---	F	FIRE SERVICE	⌈⌋	FIRE HYDRANT
---	G	GAS SERVICE	⌈⌋	WATER METER
---	T	TELEPHONE / COMMUNICATION	⌈⌋	WATER VALVE
---	OH-T	OVERHEAD TELEPHONE / COMMUNICATION	⌈⌋	POST INDICATOR VALVE
---	E	ELECTRIC SERVICE	⌈⌋	FIRE DEPARTMENT CONN.
---	OH-E	OVERHEAD ELECTRIC SERVICE	⌈⌋	
---	---	IRRIGATION CONDUIT	⌈⌋	
---	---	DEVELOPMENT LINE	⌈⌋	

CONSULTANT TEAM

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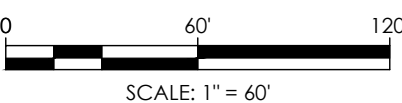
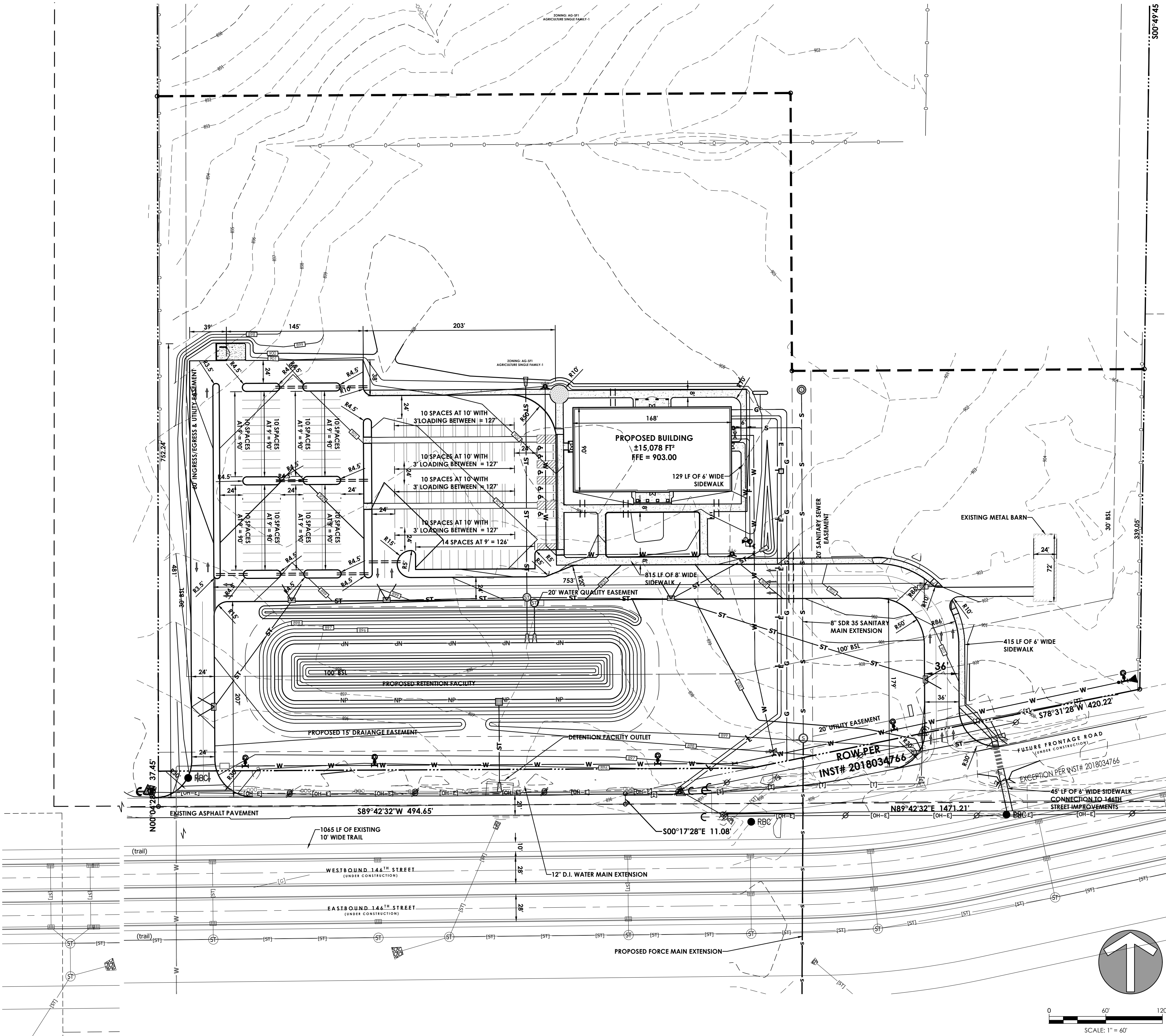
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SCALE: 1" = 60'



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 7, 2022
2112-PUD-29
Exhibit 1

Petition Number: 2112-PUD-29

Project Name: Springwater

Subject Site Address: East of S. Union Street and 1/4 mile +/- North of 161st Street
(the "Property")

Petitioner: Old Town Design Group

Representative: Apollo Developers

Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Current Zoning: Lantern Park PUD and AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture/Residential

Approximate Acreage: 48.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 21-52
5. Redlined Ordinance 21-52
6. Character Exhibits
7. Open Space Amenity and Preservation Exhibit
8. Neighborhood Meeting Summary
9. Existing Variance (83-V-1)
10. Public Comment
11. Issue List Response

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the November 9, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Wednesday, December 1, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition received a public hearing at the December 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally East of S. Union Street and 1/4 mile +/- North of 161st Street (see **Exhibit 2**). The property is currently zoned as AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD.

History: A portion of the Property has an approved variance with two amendments (83-V-1, **Exhibit 9**) to allow the Antique Store, the signage on Union Street, and the accessory structures associated with the Antique Store. At the January 20, 1983, Board of Zoning Appeals meeting, Mr. Beauchamp, the current owner of the property, was granted a variance to operate an antique store out of the home and install a sign on Union Street. At the April 17, 1989, Board of Zoning Appeals meeting, Mr. Beauchamp requested and was approved for an amendment to 83-V-1 to (1) relocate the antique store from their garage to the barn and (2) to add an addition to the barn (48 feet by 48 feet). At the October 18, 1993, Board of Zoning Appeals meeting, Mr. Beauchamp sought and was granted another amendment to 83-V-1 to construct an additional storage building (36 feet by 72 feet) south of the existing barn, 4 feet off the property line.

Definitions: As proposed, the PUD Ordinance includes two definitions that are not present in the UDO: Exterior Materials and Transitional Architecture.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**). The Real Estate would be required to be developed in substantial compliance with the Concept Plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different Subdistricts, for which the underlying zoning is:

Subdistricts	Underlying Zoning
Townhouses Subdistrict	SFA: Single-family Attached District
Single Family Subdistrict	SF4: Single-family High Density District
Private Residence & Store Subdistrict	AG-SF1: Agricultural / Single-Family Rural District

Permitted Uses: The proposed ordinance permits only the following uses:

Townhouses Subdistrict:

- A. Dwelling, Townhouse*
- B. Development Amenities

Single Family Subdistrict:

- A. Dwelling, Single Family
- B. Development Amenities

Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Retail, Low Density (Existing Antique Business)*

* Not permitted in underlying zoning district by UDO (13.2)

General Regulations for the Private Residence & Store Subdistrict: Currently there is a variance to allow the antique store use, to allow the sign on South Union street, to exempt the setback on the southern,

and to allow the current accessory structures. The Proposed Ordinance vacates this variance and permits the existing conditions on site.

Additionally, the new development would completely isolate the property where the existing home and business are located from the road; the text of the ordinance exempts the lot frontage requirement. The UDO (4.2(D)) requires 250 feet of lot frontage in AG-SF1.

General Regulations for the Single Family Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Alley-Load	Front-Load	UDO (SF4)	
Minimum Lot Area	4,800 sf	6,800 sf	9,000 sf	
Minimum Lot Frontage	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)		40 ft	
Minimum Building Setback Lines				
Front Yard	10 ft	10 ft*	25 ft	
Side Yard	5 ft	5 ft	8 ft	
Rear Yard	10 ft*	30 ft	25 ft	
Minimum Lot Width	45 ft	60 ft	50 ft	
Maximum Building Height	35 ft	35 ft	25 feet	
Minimum Living Area	1,600 sf	1,600 sf	Single-story	1,000 sf
			Two-story	750 sf
			Tri-level (basement and first level)	750 sf
			Story and one-half	750 sf

*A minimum 18' driveway is required.

General Regulations for the Townhouses Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhouses Subdistrict	UDO (SFA)	
Maximum Density	Shall Not Apply	Four (4) Dwelling Units per acre	
Minimum Building Setback Lines			
Front Yard	0 ft (However, a minimum 8’ landscaped area shall be provided between the path or sidewalk and the front of each Townhouse.)	20 ft	
Front Setback Stagger	Units would be staggered a minimum of 1.5 ft between the end units and the inside unit(s)	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	12 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Building Height	35 ft (Two Stories)	35 ft	
Minimum Living Area	1,600 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Overlay Districts: US Highway 31 Overlay District would not apply to this PUD.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: These standards apply to the new development, but do not apply to the existing structures in the Private Residence and Store Subdistrict.

Architectural Standards: Article 6.3 Architectural Standards would not apply to the Real Estate. Instead, the following would apply:

- The character exhibits (**Exhibit 6**) will serve as a benchmark for the Transitional Architecture within the development.

- Four-sided architecture would also be required in both the Single Family and Townhouses Subdistricts. The UDO requires four-sided architecture in multi-family districts – including SF4, the underlying zoning for the Townhouses Subdistrict (6.3(E)(1)(b)).
- **Single Family Subdistricts:**
 - **Building Materials:** The PUD would prohibit vinyl and aluminum siding and require masonry from the ground to the level of the watertable. It also would require wood, fiber cement, or equivalent trim for corners, frieze boards, window trim, door trim, and as a transition between Exterior Materials. The UDO (6.3(C)(3)(b)) permits vinyl siding for up to 25% of any Building Façade.
 - **Windows:** Each façade would be required to have at least three windows, each window with a shutter and/or architectural treatment applied to the sill and header.
 - **Roof Design:** Roofs in this Subdistrict will be required to have a minimum 12” overhang. Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO prohibits Rolled roofing or tar paper as the visible final layer of roofing.
 - **Garages:** Each home would have, at minimum, a two-car garage with two coach lights. For front loading garages, a two-bay garage door would not exceed 40% of the front elevation. If a third car bay is included, it will be set back two feet from the Established Front Yard. Each garage elevation would have two design elements or windows and be painted to match or accent the Dominant Exterior Material.
 - **Front Building Façade:** Front Building Facades would be required to utilize architectural enhancements including: trim at corners, frieze boards, window trim, door trim, and as a transition between Exterior Materials; enhanced trim or masonry detailing; enhanced roof design; and a minimum of 4 windows on 1-story dwellings or 6 windows on 2-story dwellings.
 - **Side Building Façade:** These requirements would only apply when a Side Building Façade with a gable end faces a street or a Common Area. Homes that meet this description must have one of the following on the Side Building Façade:
 - A change in the exterior color separated by trim;
 - A change in the Exterior Material pattern separated by trim;
 - A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - A minimum of ten (10) square foot gable window;
 - A gable peak with a change in Exterior Material; or
 - A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
 - **Streetscape Diversity:** Homes within three lots on the same side of the street, across the street, or diagonally across the street must have a significantly different Front Building Façade and have different primary siding color. The UDO requires the same, but limits these differences to adjacent lots only. The UDO also requires different color for one of the following exterior elements: Masonry Material, trim, and accent siding.
- **Townhouses Subdistrict:**

- Building Materials: The PUD would permit Masonry Material, fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, and aluminum downspouts or gutters. It would also require masonry to extend up to the watertable. For Multi-family districts, the UDO permits Exterior Insulation and Finish System (E.I.F.S.), synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding, and requires 75% masonry on each facade. The UDO prohibits aluminum and vinyl siding. The UDO also requires two different exterior materials on each façade (UDO 6.3 (E)(2)).
- Roof Design: The PUD would require a minimum 12" overhang on all facades, which is the same requirement as the UDO (6.3(E)(4)(b)). Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Shed roof dormers would be required to be no less than 3:12. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO requires a primary roof pitch of 6:12 and that the roof design shall include varied pitches and ridge levels in accordance with the intended architectural style of the building.
- Garage: Each unit would have a two-car garage.
- Front Building Façade: The PUD would require the following elements on the Front Building Façade:
 - Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
 - A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - A minimum of four (4) windows.
 - Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- Side Building Façade: Side Building facades, per the PUD, would be required to incorporate the following elements:
 - A minimum of three (3) windows shall be required.
 - All windows shall have a minimum four-inch (4") nominal width trim.
 - Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- Rear Building Façade Requirement: Per the PUD, Rear Building Facades would be required to include:

- A minimum of two (2) windows shall be required.
- All windows shall have a minimum four-inch (4") nominal width trim.

The UDO does not have specific requirements for each façade of a Multi-Family building, but does require four-sided architecture (6.3(E)(1)(b)).

- Streetscape diversity: The PUD requires the following elements of streetscape diversity along Union Street:
 - The front door would face Union Street and the garage would face the internal street or alley.
 - A sidewalk / pedestrian corridor would be provided between buildings along Union Street as shown in the Concept Plan.
 - Some outdoor living areas would be provided along the streetscape in all units.
- **Private Residence and Store Subdistrict**: Architectural Standards will not apply to existing buildings in this subdistrict.

Landscape Standards:

- Tree Preservation: Trees would be preserved as shown in Open Space Amenity and Preservation Exhibit (**Exhibit 7**) and in accordance with the UDO's tree preservation standards (UDO 6.8(E)).
- Street Trees: Street tree standards would apply; however, the spacing requirement would not apply (Article 6.8(L)(1); the UDO limits spacing to a maximum of 60 feet but permits the Director to approve an increase in maximum spacing. Street trees would not be required on alleys and private streets within the Townhouse subdistrict.
- Foundation Plantings: Foundation Planting Requirements would only apply to the Townhouse Dwellings. Along Union Street, these plantings may be installed in the Right-of-way and would include a minimum six different species of shrubs. Per the UDO, foundation plantings are required at the base of a Monument Sign and against expanses over 80 feet on the Townhouses only. The UDO (6.8(L)) requires 1 shrub or ornamental tree per 12 lineal feet.
- External Street Frontage: External Street Frontage requirements would not apply. The UDO (6.8(M)) would require a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
- Buffer Yards: The UDO's Buffer Yard standards would not apply.
 - Private Residence & Store Subdistrict: The PUD proposes there would be no buffer yard around this subdistrict. The UDO (6.8(N)) does not require a buffer yard because the underlying zoning of the Subdistrict is AG-SF1.
 - Single Family Subdistrict:
 - In accordance with the UDO, the PUD does not require a buffer between the proposed development and Lantern Park. Both have the underlying zoning of SF4; a buffer is not required between two SF4 districts.
 - The PUD proposes to install a buffer compliant with Buffer Yard B (see below). The UDO requires Buffer Yard B (6.8(N)) in these areas. In the areas highlighted in red, 30-feet of the Buffer Yard will be a Tree Preservation Easement. In accordance with the UDO, trees in the Tree Preservation Easement can count toward buffer hard requirements (6.8(E)(6)(b)).

- On the eastern side of the property, this buffer will include a row of 30 evergreen trees, the number of evergreen trees required in Buffer Yard B.

Chart: Buffer Yard Types

Buffer Yard Type	Planting Materials per 100 lineal feet				
	Width	Shade Trees	Evergreen Trees	Shrubs	Mound / Fence
Buffer A (small)	30 feet	3	3	10	none required
Buffer B (medium)	40 feet	4	4	10	4' tall undulating mound for at least 60% of the length of the shared Lot Line
Buffer C (large)	50 feet	5	5	20	4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence

Chart: Required Buffer Yard

Required Buffer Yard Type	Adjacent Use / Zoning District						
	AG-SF1	SF1, SF2	SF3	SF4, SF5, SFA	MF	Institutional	Business
AG-SF1	-	-	-	-	-	-	-
SF1, SF2	A	-	-	-	-	-	-
SF3	B	A	-	-	-	-	-
SF4, SF5, SFA	B	A	A	-	-	-	-
MF	B	B	A	A	-	-	-
Institutional	A	B	B	B	B	-	-
Business	A	C	B	B	B	A	-
Industrial	A	C	C	C	C	B	A

Sign Standards: In addition to the permitted residential monument sign, the PUD proposes one sign in compliance with UDO 6.17(H) for the Antique Store. Per the UDO, individual non-residential uses are permitted one monument sign per street frontage. Since the Antique Store has no frontage, the UDO would not permit a monument sign.

Vision Clearance: The PUD proposes reducing the Vision Clearance from Collectors and Local Streets from 40 feet (UDO 6.19(A)(1)) to 35 feet. They are increasing the Vision Clearance standard for Private Streets from 25 feet (UDO 6.19(A)(4)) to 35 feet. All internal intersections will meet the Vision Clearance Standards for Driveways and Alleys, 10 feet (UDO 6.19(A)(3))

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Open Space and Amenities will be provided in substantial compliance with the Open Space Amenity and Preservation Exhibit (**Exhibit 7**), which indicates that 58% of the developed property will be Open Space. The UDO standards shall not apply. The UDO would require the following:

- Single Family Subdistrict (SF4): 15% open space
- Townhome Subdistrict (SFA): 35% open space and two qualifying amenities
- Private Residence and Store Subdistrict (AG-SF1): No requirements.

Pedestrian Network Standards: The PUD proposes a modification to UDO 8.7(C)(2), which requires sidewalks on both sides of internal Streets and Private Streets. Instead, the PUD would not require sidewalks on private streets on the rear of the townhouses.

Additionally, the PUD commits to extending the pedestrian trail along Union Street to the roundabout at 161st Street.

Easements: The UDO Tree Preservation Easement Standards (8.3(H)) shall apply, with modifications in certain locations. As proposed, there are several amenities and a legal drain easement located within the tree preservation easement. The PUD would permit amenities as shown on the Open Space and Amenities Exhibit (**Exhibit 7**), and maintenance activities within three feet of these amenities, within the Tree Preservation Easement. It would require signs identifying preservation areas which would state: "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."

Termination of Existing Variances: As proposed, the adoption of this PUD would repeal the existing variance for the Property (83-V-1), which permits the Antique store, signage, and accessory structures. The variance will be appealed when the secondary plat is recorded.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the "Comprehensive Plan") identifies the majority of this Property as being within the "Existing Suburban" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for "Existing Suburban" are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

Development Policies for "Existing Suburban" include:

- Promoting the protection of the existing suburban character of the area.
- Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensuring that new development adjacent to existing suburban is properly buffered.

CHANGES SINCE DECEMBER 6, 2021 MEETING (PUBLIC HEARING)

The most significant change to the PUD comes in the architectural standards for the Single Family and Townhouses Subdistricts. In the previous draft, Article 6.3 Architectural Standards of the UDO did apply, along with a set of guidelines regarding certain architectural features. The current PUD exempts Article 6.3 and instead outlines specific standards (see details above). They have also incorporated two definitions related to the newly added architectural standards.

Other changes include:

- The Petitioners have incorporated a new exhibit which clarifies the boundaries of the subdistricts.

- The height of the Townhouses has been reduced from 40 feet to 35 feet.
 - A sidewalk will now be required south of the cemetery.
 - The number of townhomes has been reduced from 56 townhomes to 37 townhomes.
-

CHANGES SINCE JANUARY 18, 2022

The petitioners have made several changes since the January 18, 2022, Advisory Plan Commission Meeting.

- Definitions: The definition for Dominant Exterior Material has been removed and the definition for Transitional Architecture added.
- Concept Plan: Previously, the PUD ordinance required substantial compliance only for the boundaries of the subdistricts as they appear on the concept plan. Now the PUD would require substantial compliance with the concept plan in its entirety. On the concept plan itself, the townhomes have been removed from the area across from Woodside Drive. Additionally, the lots along the eastern edge of the property no longer extend into the Tree Preservation Easement.
- Townhome standards: The following changes have been made to the Townhome Subdistrict regulations:
 - While the front yard setback remains at 0 feet, the PUD would now require an 8-foot landscape area between the front of the townhomes and the path or sidewalk.
 - Previously the Front Setback Stagger did not apply to the Townhouse Dwellings. Now the PUD would require 1.5 feet staggering between the end units and the inside units.
 - The minimum distance between structures has been reduced from 15 feet to 12 feet.
 - The maximum height of the townhouses remains at 35 feet, but additionally will not exceed two stories.
- Architectural Standards: The architectural standards for both the Single Family and Townhouses Subdistricts are now required to utilize four-sided architecture
- Landscape Standards:
 - Previously, foundation plantings were not required within the PUD. Now they are required for Townhomes and the 8-foot planting strip between the townhomes and the perimeter path are considered part of the foundation planting requirements.
 - The Buffer Yard requirements have been further clarified, both in the text of the ordinance and on the concept plan. The text now includes a row of evergreen trees to further buffer AGSF1 neighbors to the east of the Single-family Subdistrict.
 - The Tree Preservation Easement standards have restricted the area where maintenance activities can occur around amenities. The standards also now include a requirement to install signs with the text: "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."

PROCEDURAL

Council Introduction: The petition was introduced at the November 9, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. This petition had its public hearing at the December 6, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

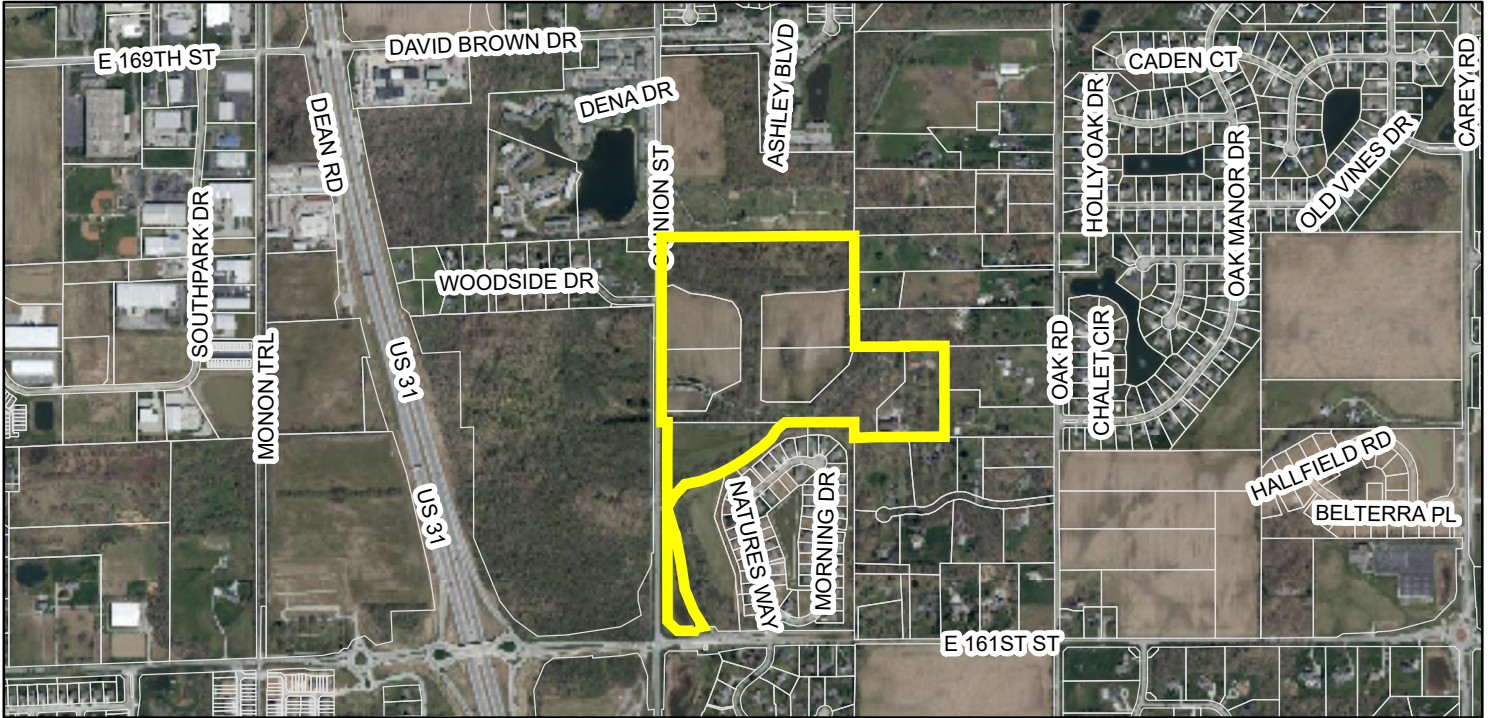
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.



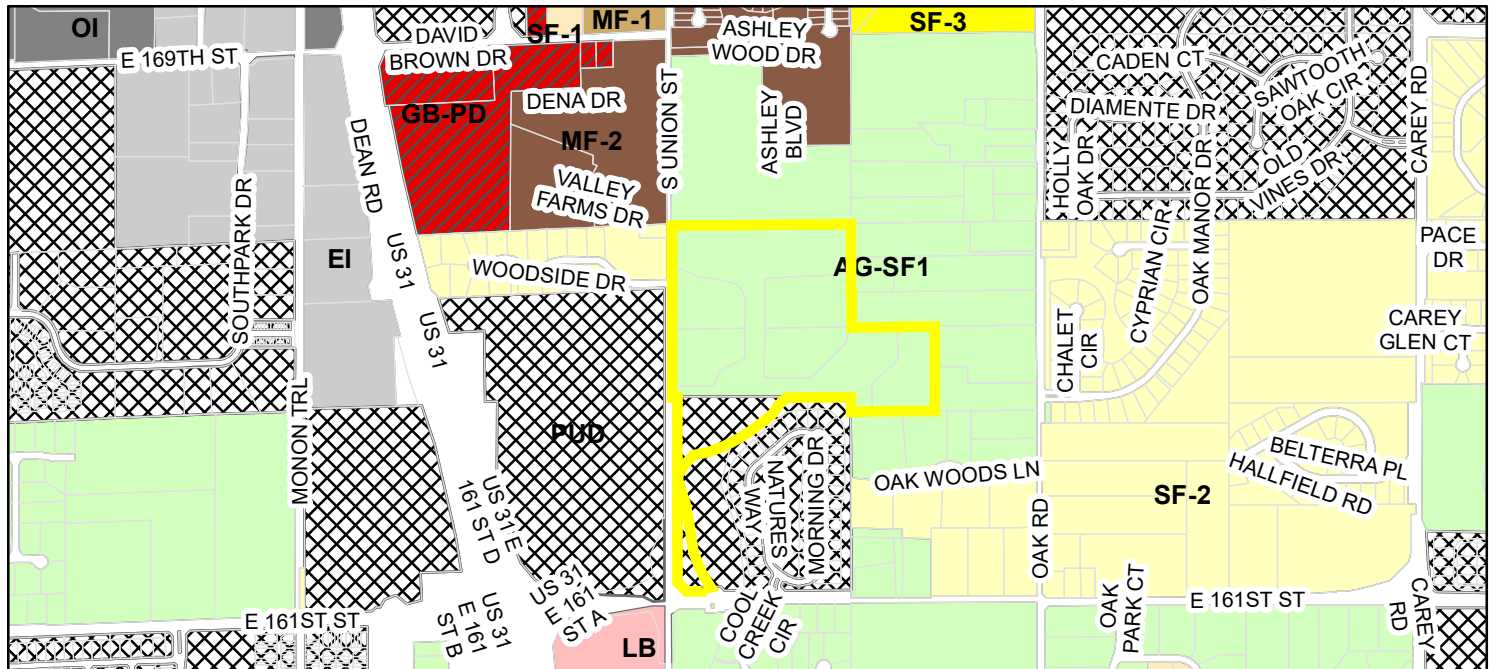
Property Location Map: Springwater PUD
East of S. Union Street and
1/4 mile +/- North of 161st Street
2112-PUD-29



Aerial Location Map



Zoning Map



Parcel	GB-PD (General Business - Planned Development)	PUD (Planned Unit Development)
Zoning	LB (Local Business)	SF-1 (Single Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	MF-1 (Multiple Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	MF-2 (Multiple Family - 2)	SF-3 (Single Family - 3)
OI (Open Industrial)		

ORDINANCE NUMBER 21-52

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (the "Ordinance") for the **Springwater PUD District**, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2112-PUD-29**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2112-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022;

WHEREAS, the Common Council is subject to the provision of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Springwater PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following additional definitions are hereby incorporated:

~~2.1 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.~~

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~~2.12 Exterior Material.~~ The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

~~2.2 Transitional Architecture. An architectural style that combines familiar architectural styles and materials with modern elements such as large windows, wood accents, and metal roof accents.~~

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Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

3.2 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Townhouses Subdistrict", "Single Family Subdistrict", and "Private Residence & Store Subdistrict" (individually or collectively, the "Subdistrict" or "Subdistricts"). Refer to **Exhibit E**, Springwater Subdistrict Exhibit for boundaries of subdistricts.

3.3 Development of each Subdistrict shall be regulated as set forth in this Ordinance.

~~3.4 The boundaries of the Subdistricts shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Subdistricts shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.~~

Section 4. **Underlying Zoning District.** The Underlying Zoning District of the Townhouses shall be SFA: Single-family Attached Subdistrict, the Single Family shall be SF4: Single-family High Density Subdistrict, and the Private Residence & Store shall be AG-SF1: Agricultural / Single-Family Rural Subdistrict.

Section 5. **Permitted Uses.**

5.1 Only uses specified within this section shall be permitted for each Subdistrict.

5.2 The following uses shall be permitted in the Townhouses Subdistrict:

- A. Dwelling, Townhouse
- B. Development Amenities

5.3 The following uses shall be permitted in the Single Family Subdistrict:

- A. Dwelling, Single Family
- B. Development Amenities

5.4 The following uses shall be permitted in the Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Low traffic antique shop in existing structures(the use authorized under prior variance V-83-V-1 dated 11/02/1982)

5.5 Maximum Dwellings. The total number of Dwellings permitted in the Real Estate shall not exceed one-hundred (100).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

6.1 AG-SF1: Agriculture / Single-family Rural District (Article 4.2): Shall apply to the Private Residence & Store Subdistrict except as modified below:

- A. Minimum Lot Frontage (Article 4.2(D)): Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared ingress/egress easement).
- B. Side and Rear Yard Setback (Articles 4.2(E)(2)): Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict.

- 6.2 SF4: Single-family High Density District (Article 4.7): Shall apply to the Single Family Subdistrict except as modified below:

Single Family Subdistrict (Single-Family High Density)		
Standard	Single Family - Alley	Single Family - Front
Minimum Lot Area (4.7(B))	4,800 SF	6,800 SF
Minimum Lot Width (4.7(E))	45'	60'
Minimum Lot Frontage (4.7(C))	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks		
Front Yard (4.7(D)(1))	10'	10' * <u>A driveway at least 18' deep shall be required.</u>
Side Yard (4.7(D)(2))	5'	5'
Rear Yard (4.7(D)(3))	10' * A driveway at least 18' deep shall be required.	30'
Maximum Building Height (4.7(F))	35'	35'
Minimum Living Area (4.7(G))	1,600 SF	1,600 SF

- 6.3 SFA: Single-family Attached District (Article 4.9): Shall apply to the Townhouses Subdistrict except as modified below:

Standard	Townhouses Subdistrict
Maximum Density (4.9(E))	Shall Not Apply
Maximum Project Size Within District (4.9(G))	Shall Not Apply
Minimum Building Setbacks	
Front Yard (4.9(H)(1))	0' However, a minimum 8' landscaped area shall be provided between the path <u>or sidewalk along Union Street</u> and the front of each Townhouse.
Front Setback Stagger (4.9(H)(2))	i. <u>Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)</u> Shall Not Apply
Minimum Distance Between Structures (4.9(I))	15' 12'

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Project Perimeter Setback (4.9(J))	Shall Not Apply
Maximum Building Height (4.9(K))	35' (Two-Story)
Minimum Living Area (4.9(L))	1,600 SF

Section 7. Overlay Districts. Article 5.2: US Highway 31 Overlay District, shall not apply to the development of the District.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District except as otherwise modified below.

8.1 Accessory Use and Building Standards (Article 6.1): Shall not apply to existing structures in the Private Residence & Store Subdistrict

8.2 Architectural Standards (Article 6.3): Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3:

A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit C**, is hereby incorporated to capture the intended Transitional A-architecture of ~~townhouses~~ Townhouses Subdistrict and Single-Family Subdistrict to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Four-Side Architecture: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, ~~number (except minimum number of windows on front facade) and~~ style of windows, window placement, trim detailing, roof design, and ~~exterior~~ Exterior materials. Materials, unless otherwise required by this Ordinance.

C. Homes constructed in the Single Family Subdistrict ~~Architectural Standards~~ shall comply with the following architectural standards:

a. Building Materials.

- i. Vinyl and aluminum siding shall be prohibited.
- ii. All single family homes will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

- b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2") wide.
- c. Windows:
 - i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jams.
 - ii. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows.
- d. Minimum Overhangs: All homes shall have a minimum of 12" roof overhangs.
- e. Roof Pitches: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4~~1~~/₁₂ for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6~~1~~/₁₂. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style.
- f. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- g. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.

- iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the ~~Dominant~~ Exterior Material or a color to accent the ~~Dominant~~ Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- h. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story dwellings shall have a minimum of four (4) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- i. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be used and shall be consistent with elements included on the Front Building Façade:
 - i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior ~~Material~~ pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- j. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
 - i. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;

and

- ii. Have a different primary siding color than the adjacent Lot.

D. The homes in the Townhouses Subdistrict shall comply with the following architectural standards:

- a. Building Materials: Permitted ~~exterior-Exterior building materials-Materials~~ are as follows:

- i. Masonry Material (brick or cultured stone), fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.

- ii. All townhouses will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

- b. Roof Design:

- i. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve inches (12") on all facades of each Building, as measured prior to the installation of any Masonry Materials.

- ii. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

- iii. Roof Pitch: Townhouses designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of ~~4/12~~ for the main roof. The minimum roof pitch for the main roof of all other architectural style shall be ~~6/12~~. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Shed roof dormer accents shall be no less than 3:12. The building permit application shall indicate whether the home is designed in a modern architectural style.

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- c. Garages: All Dwellings shall have a two (2) car garage.

- d. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:

- i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six-inch(6") nominal trim board on all operable windows(windows which open) shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of four (4) windows.
 - v. Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi. The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- e. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhouse building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - i. A minimum of three (3) windows shall be required.
 - ii. All windows shall have a minimum four-inch (4") nominal width trim.
 - iii. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- f. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
 - i. A minimum of two (2) windows shall be required.
 - ii. Windows shall have minimum four-inch (4") nominal width trim.
- g. Streetscape Diversity: The following design criteria shall apply only to Townhomes whose Front Building Facades face Union Street and shall be provided to achieve streetscape diversity along the Union Street frontage:

~~i. Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)~~

~~ii.i.~~ Townhouses adjacent to Union Street shall require the front door to face Union Street and the garage shall face an internal street or alley.

~~iii.ii.~~ A sidewalk/pedestrian corridor and courtyard shall be provided between buildings along Union Street as shown in the Concept Plan.

~~iv.iii.~~ Each unit shall have outdoor living areas along the streetscape.

- D. Article 6.3 shall not apply to the existing structures in the Private Residence and Store Subdistrict.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Tree Preservation (Article 6.8(E)): The Open Space Amenity and Preservation Exhibit, attached hereto as **Exhibit D** is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as "Tree Preservation Easement" in **Exhibit D** in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance.

- B. Street Trees (Article 6.8 (J)): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following:

1. Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.
2. Street Tree spacing (Article 6.8(J)(3)): shall not apply.

- C. Foundation Plantings (Article 6.8 (L)(1)): Shall apply to Townhouses **Dwellings** only. Along Union Street, the foundation plantings shall be a landscaped area between the front of the townhomes and the perimeter trail with the following requirements:

1. The landscaped area shall be a minimum of 8' wide, between the buildings and the trail. Landscaping within the landscaped area may be installed in the Right-of-way, subject to approval from the Department of Public Works.
2. Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity. The number of plantings shall comply with the 8.3C of this document.

- D. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

E. Buffer Yard Requirements (Article 6.8 (N)): There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. Buffer Yard B (40' minimum), as indicated in Article 6.3(N), shall be provided along the north and east property lines (except at the Private Residence & Store Subdistrict). Tree Preservation Easement areas shall be credited toward required Buffer Yard plantings in accordance with Article 6.8(E)(6)(b). Along the east property line, ~~a row of evergreen trees, in accordance with Buffer Yard B requirements, will be provided west of the Tree Preservation area, to the west of the Tree Preservation Area and within the 40-foot Buffer Yard (as shown on the Concept Plan, Exhibit B) a 10 foot wide row of evergreen trees shall be provided. This row shall consist of a minimum of thirty (30) evergreen trees and shall count towards the Buffer Yard B plantings.~~

8.4 **Sign Standards (Article 6.17):** One (1) sign in accordance with Article 6.17(H) Individual Nonresidential Signs may be installed within the Real Estate for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of-way). This sign shall not count toward the residential signs permitted for the Townhouses and Single Family Subdistricts by Article 6.17(G). Existing sign may remain until a new sign is installed.

8.5 **Vision Clearance (Article 6.19 (A)(1)):** Shall not apply. Instead, the following shall apply:

- A. Thirty-five (35) feet from the intersection of Union Street and the entrance roads. The vision clearance shall be measured between the Union Street right-of-way line and the back of curb of the entrance road as shown on **Exhibit B**.
- B. Ten (10) feet from all other intersections including Local streets, Driveways, and Alleys as measured from the back of curb.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below:

10.1 **Open Space and Amenity Standards (Article 8.6):** Shall not apply. However, Open Space and Amenity Standards shall substantially comply with **Exhibit D**.

10.2 **Pedestrian Network Standards (Article 8.7):** Shall apply except as modified below:

A. **Internal Pedestrian Network Standards (Article 8.7(C)(2)):** Sidewalks shall be required on both sides of the internal streets and internal Private Streets in all developments except the following:

1. Sidewalks are not required on private streets on rear of townhouses

- B. Perimeter/External Pedestrian Network Standards (Article 8.7(D)): The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by Article 8.7(D)(1) except where installed in this corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.
- 10.4 Street and Right-of-Way Standards (Article 8.9): The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.
- 10.5 Tree Preservation Easement Standards (Article 8.3(H)): Article 8.3(H) shall apply except as modified below. **The Primary Plat and Secondary Plat shall document the dimensioned limits of the Tree Preservation Easement.** Tree Preservation Easement standards (8.3(H)) will be included in Covenants, Conditions, and Restrictions with the following additional requirements:
- A. Permitted activities:
- a. **Neighborhood Amenities as shown in Exhibit D are permitted activities within the Tree Preservation Easement. Mowing and Seeding are permitted within the three feet (3') vicinity of the Amenities including trails shown.**
 - b. **Activities permitted by any legal drain easement are permitted within the Tree Preservation Easement where these easements overlap.**
 - c. **The existing drive to the Private Residence and Store Subdistrict and Proposed Trails are permitted.**
- B. Required Activities:
- Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."**

Section 11. **Termination of Existing Variances.** All variances under Application Number V-83-V-1 dated 11/02/1982 shall be terminated upon the effective recording date of the secondary plat.

Section 12. **Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 13. **Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Neil Goradia

I hereby certify that **ORDINANCE 21-52** was delivered to the Mayor of Westfield on the ____ day of _____, 2022, at ____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-52** I hereby VETO **ORDINANCE 21-52**

This ____ day of _____, 2022 This ____ day of _____, 2022

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Neil Goradia
Apollo Developers LLC
12941 Coyote Run
Fishers, IN 46038

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Open Space Amenity and Preservation Exhibit
Exhibit E	Springwater Subdistrict Exhibit
Exhibit F	Vicinity Map

EXHIBIT C

CHARACTER EXHIBIT

TRANSITIONAL ARCHITECTURE

FAMILIAR FORMS WITH MODERN
FEATURES

Curated semi-custom designed exteriors created exclusively for Springwater will merge transitional and modern styles to create variety that is complimentary. High quality materials to be used across all architectural styles inclusive of:

- Fiber cement board (like Hardie products)
- Dimensional Architectural Asphalt Shingles
- Metal Roofing Accents
- Wood Clad & Fiberglass Windows
- Brick or Stone Masonry Foundation Skirts

TRANSITIONAL ARCHITECTURE

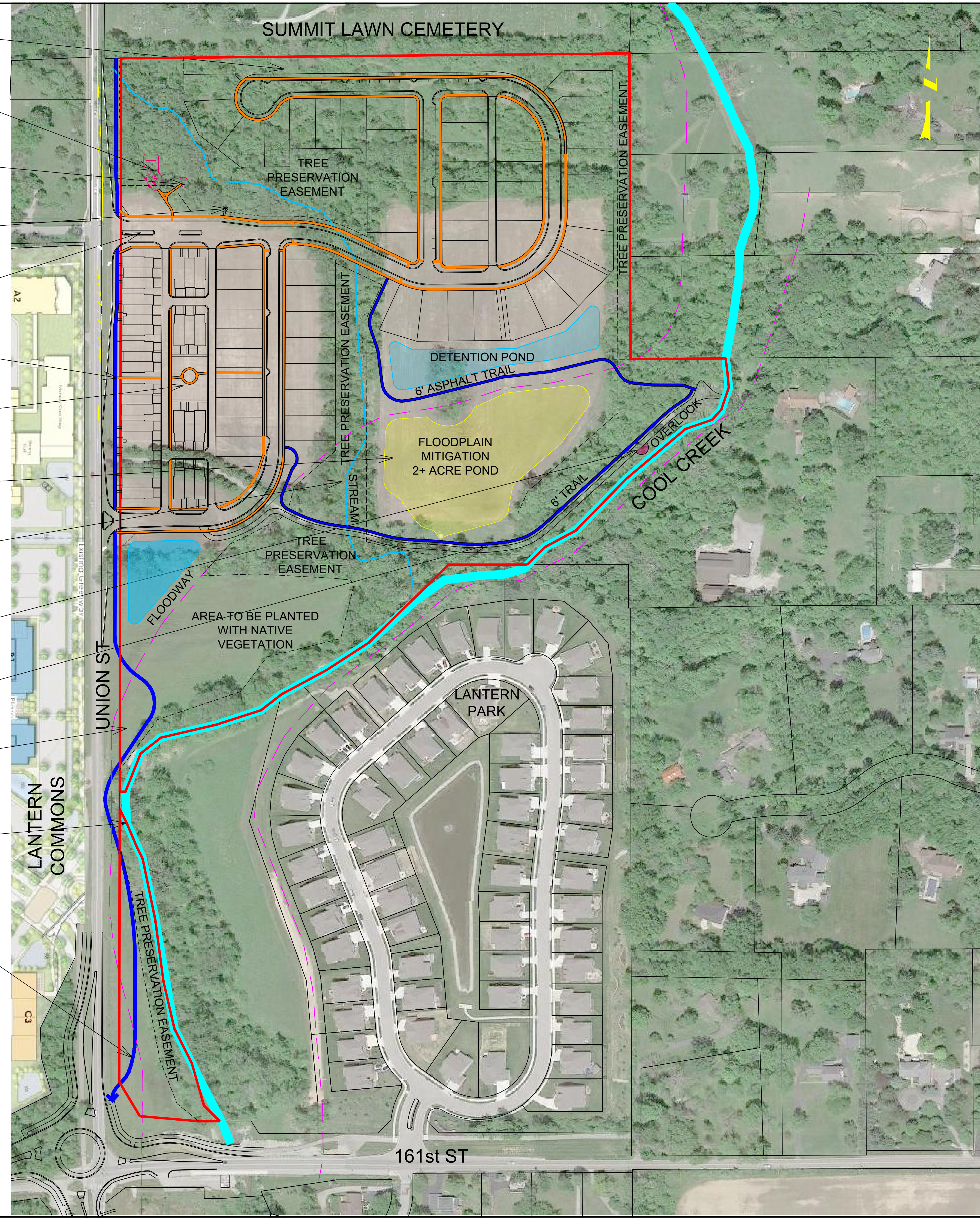
INSPIRATION: TOWNHOMES







- 40' MIN LANDSCAPED BUFFER YARD WITH 6' BERM
- PLAYGROUND
- GAZEBO
- COMMUNITY FIRE PIT
- MEDIAN AT ENTRANCE
- PEDESTRIAN CORRIDOR
- COURTYARD
- DRY POND WITH NATIVE VEGETATION
- PRESERVE EXISTING STREAM AND WOODED RIPARIAN CORRIDOR
- SCENIC OVERLOOK AT COOL CREEK
- TRAIL ALONG COOL CREEK
- RESTORE AREA WITH NATIVE LANDSCAPING
- MAINTAIN WOODED RIPARIAN CORRIDOR ALONG MORE THAN 0.5 MILES OF COOL CREEK
- CONNECT TRAIL TO PROPOSED TRAIL ALONG 161ST STREET



EXISTING CONDITIONS *

MATURE WOODS - 12.5 ACRES
 AGRICULTURAL - 23.4 ACRES
 FALLOW - 5.3 ACRES

 TOTAL ACREAGE: 41.2 ACRES

PROPOSED CONDITIONS *

MATURE WOODS - 11.4 ACRES
 LANDSCAPED COMMON AREA - 12.6 ACRES
 NEIGHBORHOOD - 17.2 ACRES
 OPEN SPACE - 58%

 TOTAL ACREAGE: 41.2 ACRES

* EXCLUDES 7.6 ACRE EXISTING PRIVATE RESIDENCE & ANTIQUE STORE PARCEL

NOTE: THERE IS A PROPOSED INCREASE OF NATURAL AREAS PROPOSED FROM EXISTING.

- INTERNAL SITE CIRCULATION
- PERIMETER TRAIL

EXHIBIT D SPRINGWATER OPEN SPACE AMENITY AND PRESERVATION EXHIBIT

APOLLO
 DEVELOPERS

OLD TOWN
 DESIGN GROUP

Memorandum

Date: December 2nd, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Neil Goradia
Apollo Developers
12941 Coyote Run, Fishers, IN 46038

Re: Springwater PUD amendment (2112-PUD-29, Ord. 21-52)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Apollo Developers hosted a Neighborhood Meeting on Wednesday, December 1st, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as other interested neighbors, as well as Westfield Planning staff. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:00 p.m. via Zoom.

Petitioner representatives included Neil Goradia and Ed Hamilton with Apollo Developers, Robert and Michelle Beauchamp as owners, and Justin Moffett with Old Town Design Group.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were approximately 20 interested neighbors.

A summary of the meeting follows.

Justin Moffett gave a brief summary of the proposed project. Ed Hamilton then described the site plan and open space exhibit in more detail. Lastly, questions were answered from interested neighbors.

There was interest in the construction start date and duration of construction. It is estimated the land construction would begin mid summer 2022 with first homes starting at the end of the year. The buildout of the homes would take approximately 3 additional years.

One neighbor expressed concern over drainage and water runoff as the area has a history of flooding during hard rains. Justin and Ed explained that in order to get a permit for construction it must be proved that the water leaving the site is no worse than current existing conditions, and that the water would be released at an even slower rate into the stream system.

Another neighbor asked a related question about the elevation of the north detention pond and about landscaping around the ponds. It was explained that this pond would be slightly higher than the Floodplain Mitigation pond to the south and native vegetation would be planted.

One neighbor asked whether the developer had intentions to develop the land owner's primary residence and shop. It was explained that this development was only planned to extend to cool creeks western border and would not extend any further east.

One neighbor asked about whether the developer had considered traffic implications. With the City of Westfield's plan to make Westfield Blvd a primary arterial, Union Street would then become a secondary arterial thereby reducing traffic flow through that area. In addition, only one of the two entrances to the proposed neighborhood would have a left turn, thereby minimizing traffic backups.

Neighbors seemed generally pleased with the idea of transitioning from townhomes to the west, to alley load homes in the middle, and lastly larger single family to the east.

One neighbor was concerned that a little over 1 acre of trees would be cleared during construction. It was explained that the select strands of trees to the north that were proposed to be taken out were in areas that were farm land about 15-20 years ago, and this would basically just be a recapture of those previously farmed areas. While the entire stream corridor that runs through the center of the site is proposed to be kept in tact as it currently sits today, there is an island of trees near the north detention pond and another area near the southwest detention pond that will be impacted. It was explained that all attempts possible to reduce this impact will be made once the developer beings final engineering design.

One neighbor asked for a comment on the shared driveway and trail that leads to the owners private residence. It was explained that there would be clear markings and other measures for this path to safely accommodate shared use.

There were questions about the price point and absorption rate of the units. Justin explained the townhomes would be in the \$450-550k range, the alley load homes would be in the \$575-750k range, and the larger single family homes would be in the \$675-900k range. Custom features that home owners add will likely push these price points higher. Historically absorption rate has been 1.5-2 homes per month per product type.

There being no further questions or comments from attendees, the meeting concluded around 7:00pm.

Application Number V - 83-V-1
Date of Application 11/2/82

APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the Town Hall of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his oral presentation.

1. Applicant's Name Robert C. & Rebecca S. Beauchamp
Address 1332 North Alabama St.
Indianapolis, Indiana 46202
2. Landowner's Name Mrs. John D. MacDougall
Address 16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
Telephone Number (Office) 632-6000 (Home) 632-6019
3. Attorney None
(if represented)
4. Common description of property (address, location, etc.):
16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
5. Legal description of property (list below, or attach):
Attached
6. Complete description of the nature of the Variance applied for:
Petitioner requests variance of use and sign permits, to
permit operation of low traffic antique shop in addition to
residential use as per plans filed.

7. Plans drawn to scale must accompany this application and must show at least the following: (a) The shape and dimensions of the land involved; (b) the location and dimensions of any existing buildings; (c) the location and dimensions of any proposed buildings or proposed alterations; and (d) all topographic, natural, or other unusual characteristics of the land involved.

8. No Variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield-Washington shall be granted unless the Board of Zoning Appeals shall find each of the following (thus the Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his variance application):

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

We wish to operate an Antique shop that is marginally more
than a home occupation usage. Due, however, to the seclusion
of the house from Westfield Blvd. Rd. (driveway is 1800 feet)
we would need a sign at the drive entrance, therefore a variance
is desired. (Proposed sign drawing is attached)

- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

Several quality antique shops and galleries operate in the
Westfield area. Our proposed would be most similar to Acorn
Farm Antiques, 15466 Oak Road.

- (c) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the

property or improvements in such vicinity and district in which the property is located:

See Attached

- (d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

The MacDougall property is 22 acres with a total of approximately 9000 sq. ft. of space in house and garage. The property is secluded from view of adjoining homeowners. We wish to use the property as a residence and our shop. No additional parking is necessary. Our customers would create no more traffic than a family of six.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Robert C. Beauchamp
Robert C. Beauchamp
Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of

December, 1982.

Mary Lou Fletcher
Notary Public

My Commission Expires:

January 14, 1984

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

in Hamilton County, with the first publication being at least thirty days prior to the hearing and the second publication being one week later. Proof of publication must be delivered to the Town Hall of Westfield at least five days prior to the hearing. Every contiguous landowner must receive notice by certified mail and returned receipts shall be delivered to the Town Hall of Westfield at least five days prior to the hearing.

The Applicant hereby certifies that every contiguous landowner was appropriately notified by certified mail of his variance application and hearing thereon and return receipts from such certified mailings are hereby delivered to the Town Hall of Westfield.

Robert C. Branching
Applicant

Date Proof of Publication received: December 28, 1982
Date return receipts received: December 28, 1982
Date fee paid: \$ 200.00 December 28, 1982
Received by: Virginia C. Nomin

Virginia C. Nomin
(Signature)

8.C.

The exterior of the MacDougall residence would essentially remain unchanged. The shop would be in a portion of the 32' x 70' wing added in 1969. We would replace one of the three overhead garage doors with double entrance doors compatible to the house. (drawing attached)

We would also replace derelict barn with similiar or smaller structure. Therefore, exterior changes would consist of replacing the garage door, barn, and signage, none of which would be injurious or detrimental in any way to contiguous land owners.

We plan additional cosmetic refurbishing to both the exterior of the house and the grounds. This work will increase the value of the property and will therefore increase the value of surrounding properties.

Our current shop at 1340 N. Alabama, Indianapolis, is in a residential neighborhood known as the Old Northside Historic Area, an excellent example of what we wish to do with the MacDougall property. We left the exterior of the building unchanged except for restoration and discreet signage, after receiving a variance six years ago. The business has been a stabilizing influence in the Old Northside and is one of the showplaces of the area. Our residence at 1332 N. Alabama, is another example of our desire to care for our property. (Photos attached)

LEGAL DESCRIPTION

The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

March 20, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, March 20, 1989 at 7:30 p.m. in the City Building. Present were Ann Lloyd, Jim Heinzman, Norman Wagoner and Byron Barker. Board Attorney Mike Antrim was also present.

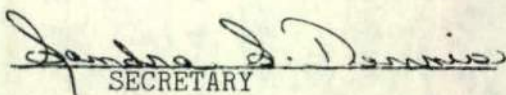
The minutes of the February 1989 meeting were approved.

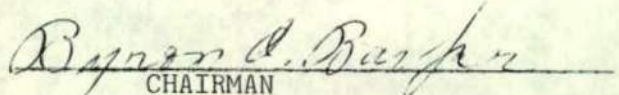
Dennis M. and Jennifer S. Robinson, Jr., 19710 Tomlinson Road, requested a variance of frontage requirement to permit erection of a manufactured single family residence and detached barn as per plans filed. Mrs. Robinson presented plans to the board showing the drawing of the proposed 28' x 64' residence. The public hearing opened at 7:42 p.m. Susie Butts was present, speaking in favor of the variance. The public hearing closed at 7:43 p.m. Jim Heinzman made a motion to approve the variance request. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-2.

Kevin Cavanaugh and Larry Rothenberg representing McDonalds Corporation, requested a variance of sign ordinance requirements to permit erection of three (3) new private traffic direction signs and continued use of the two (2) existing private traffic direction signs at 15101 U.S. 31 North. Kevin Cavanaugh explained the proposal; the new, illuminated signs are needed for traffic control. Two of the new signs would be located on the northern part of the property that has recently gained approval for parking, one sign would be at the S.E. corner of the original property. The signs would read "enter", "exit", and "parking". The size of each sign would be 3.75 sq. ft. The signs will not have the "Golden Arches". The proposed signs are .75 sq. ft. larger than the sign ordinance allows. Public hearing opened at 7:58 p.m. and closed at 7:59 p.m. Byron Barker made a motion to approve the variance request (89-V-3) Jim Heinzman seconded. Vote: Yes-4, No-0. Motion carried. #89-V-3.

Jim & Judy Birmingham, 2302 Oak Woods Lane, requested a variance of frontage and lot size requirements to permit erection of a 14' x 20' addition to the existing non-conforming residence and replacement of the existing non-conforming detached garage as per plans filed. The Birmingham's are proposing to build an addition of 14' x 20' to the existing residence, to tear down the existing garage (which the petitioners stated was an eyesore), and to replace it with a new detached garage. Public hearing opened at 8:07 p.m. and closed at 8:08 p.m. Ann Lloyd made a motion to approve variance as per plans filed. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-4.

The meeting adjourned at 8:09 p.m.


SECRETARY


CHAIRMAN

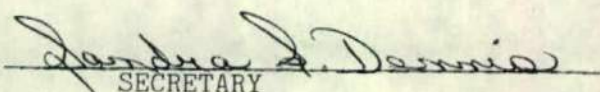
April 17, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, April 17, 1989 at 7:30 P.M. in the City Building. Present were Ann Lloyd, Jim Heinzman, Dian Saettel and Byron Barker. Board attorney Mike Antrim was also present.

The minutes of the March 1989 meeting were approved.

Mr. & Mrs. Robert C. Beauchamp requested an amendment of previously-approved plans at 16405 Westfield Blvd. Road. Mr. Robert Beauchamp presented his proposed plan. The antique sales is now presently located in part of the attached garage. The Beauchamp family has increased in number since the previously-approved plans were presented, and they now need the bedroom space over the garage area. The proposed plans call for a 48' x 48' addition to the existing detached barn. The antique sales will be moved entirely to the barn. It will be a two story, slab floor with cedar siding. The front of the building will have a six foot porch for displaying whicker furniture. The office will be kept in the present location, and the new building will be used only for storage and some display. Mr. Beauchamp has spoken with his neighbors and they do not seem to have any problem with the proposed plans. Jim Heinzman made a motion to approve the amendment. Dian Saettel seconded. Vote: Yes-4, No-0. Motion carried. #83-V-1.

The meeting adjourned at 7:57 p.m.


SECRETARY

CHAIRMAN

Improvement Location Permit

Variance No. 83-V-1 ³⁸MINUTES } ATTACHED
4117189 AUG

Plan Comm. No.

Zoned AG-SFI

Map No. 10-07-00

Fee Paid \$ ~~259.40~~ \$277.42

Estimated Const. Cost \$ 75,000

Name of Applicant ROBERT C. BEAUCHAMP Phone No. 896-3717

Address of Applicant 16405 WESTFIELD BLVD RD, WESTFIELD, TN 46074

Owner SAME Address SAME

Location of Property: 16405 WESTFIELD BLVD RD Block No. 00
Parcel No. 040

Legal Description: Notes & Bounds Attached ✓ Subdivision

Lot No. _____ Section No. _____ in _____ Addition _____

Present Use and Improvements EXIST. SFR/ATT. GAR./SIGN/DET. BOE

Type of Structure Applied for: Principal Building ☐ Accessory Building ☒

le Family ☐ Double ☐ Multi-Family ☐ Commercial ☒ Industrial ☐

☒ (Specify Use) ADDN TO EXIST. DET. BARN.

Dimensions	Submitted by Applicant	Required by Ordinance	Does it Conform?
Frontage			Yes No
Lot Width			Yes No
Lot Area			Yes No
1st Flr. Liv. Area			Yes No
Max. Bldg. Heights			Yes No
Front Yard			Yes No
Rear Yard			Yes No
Side Yard			Yes No
Off Street Parking			Yes No
Off Street Loading			Yes No

Certificate "OPTIONAL" AREA WIDENED FROM 16' TO 24' WIDE

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

of Fire
Services
52.50

Signature of Applicant

is 23rd day of JUNE 1989 by John C. White
Westfield-Washington Township

TOWN OF WESTFIELD

Improvement Location Permit

No. 83-1P-41Variance No. 83-V-1

Plan Comm. No. _____

Zoned AG-SFIMap No. 10-07-00Fee Paid \$ 25.00Estimated Const. Cost \$ 35.00Name of Applicant ROBERT & REBECCA BEUCHAMP Phone No. 896-3717Address of Applicant 16405 WESTFIELD BOULEVARD RD.Owner SAME Address SAMELocation of Property: 16405 WESTFIELD BLVD. Parcel No. 040Legal Description: Notes & Bounds Attached ☒ Subdivision _____

Lot No. _____ Section No. _____ in _____ Addition

Present Use and Improvements EXISTING 3FR/ATT. GAR/DET. STORAGE BLDG.Type of Structure Applied for: Principal Building ☐ Accessory Building ☒Single Family ☐ Double ☐ Multi-Family ☐ Commercial ☐ Industrial ☐Other ☒ (Specify Use) GROUND SIGN (3'X4')

Dimensions	Submitted by Applicant	Required by Ordinance	Does it Conform?
Frontage	<u>AS</u>	<u>PER</u>	Yes ☒ No ☐
Lot Width			Yes ☒ No ☐
Lot Area			Yes ☒ No ☐
1st Flr. Liv. Area			Yes ☒ No ☐
Max. Bldg. Heights	<u>PLANS</u>	<u>FILED</u>	Yes ☒ No ☐
Front Yard			Yes ☒ No ☐
Rear Yard			Yes ☒ No ☐
Side Yard	<u>N/E</u> <u>S/W</u>	<u>N/E</u> <u>S/W</u>	Yes ☒ No ☐
Off Street Parking			Yes ☒ No ☐
Off Street Loading			Yes ☒ No ☐

Certificate

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

Signature of Applicant

Approved this 1 day of JULY 1983 by John C. White
Westfield-Washington Township

PROOF OF PUBLICATION

State of Indiana,

SS:

County of Hamilton,

Before me, a Notary Public in and for the County of Hamilton and State of Indiana, personally appeared John R. Neal who being

duly sworn upon his oath, deposes and says, that he is Publisher of the Noblesville Daily Ledger, a newspaper of general circulation in Hamilton County, State of Indiana, printed in the English language and printed and published daily in the city of Noblesville, Hamilton County, State of Indiana, and that said Noblesville Daily Ledger has been published continuously for more than five years last past, in said county and state; that the Notice of publication, a true copy of which is hereto annexed was duly published in said newspaper, for

2 weeks (insertions, successively) which publications were made as follows:

December 16, 1982
December 23, 1982

And that all of said publications were made in full compliance with the law.

John R. Neal
Subscribed and sworn to before me this 23 day of December, 1982

Jane C. Martz
JANE C. MARTZ Notary Public.
(Seal.)

My commission expires 11-8-83

Publisher's Fee, \$ 56.64

President of Hamilton County

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS WESTFIELD-WASHINGTON TOWNSHIP

The Board will hold a Public Hearing on No. 83-V-1 on the 17th day of January, 1983, at 7:30 P.M. at the Westfield City Building. The application submitted by Robert & Rebecca Beauchamp requests that a variance of use to operate a low traffic antique shop from the existing residential structure be granted for the property located at 16405 Westfield Blvd. Road.

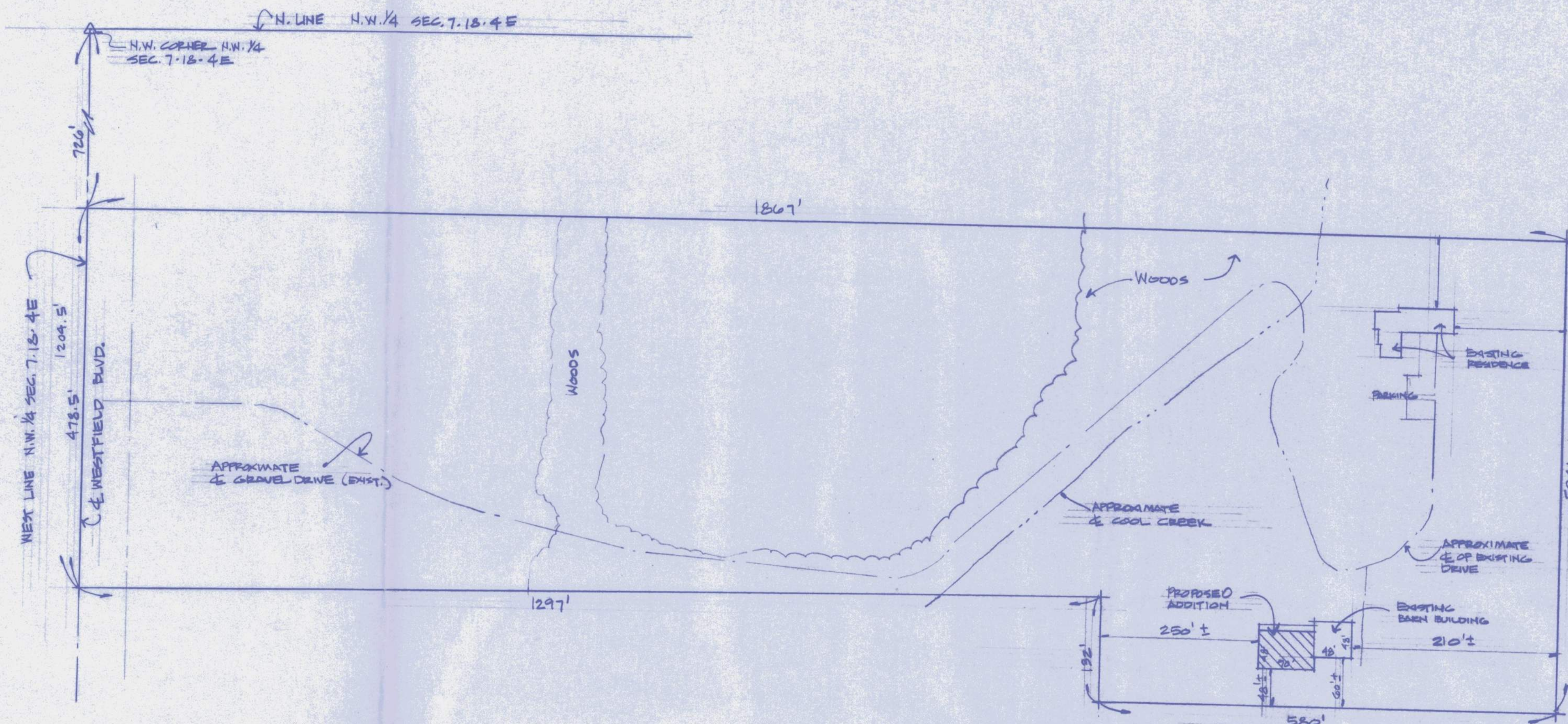
The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

Written suggestions or objections relative to the application may be filed with the Department of Planning and Development, at or before such meeting and will be heard by the Board of Zoning Appeals at the time and place specified. Interested persons desiring to present their views upon the variance either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place.

Board Of Zoning Appeals
Westfield Washington Township
By Robert & Rebecca Beauchamp,
Petitioners

Dec. 16-23



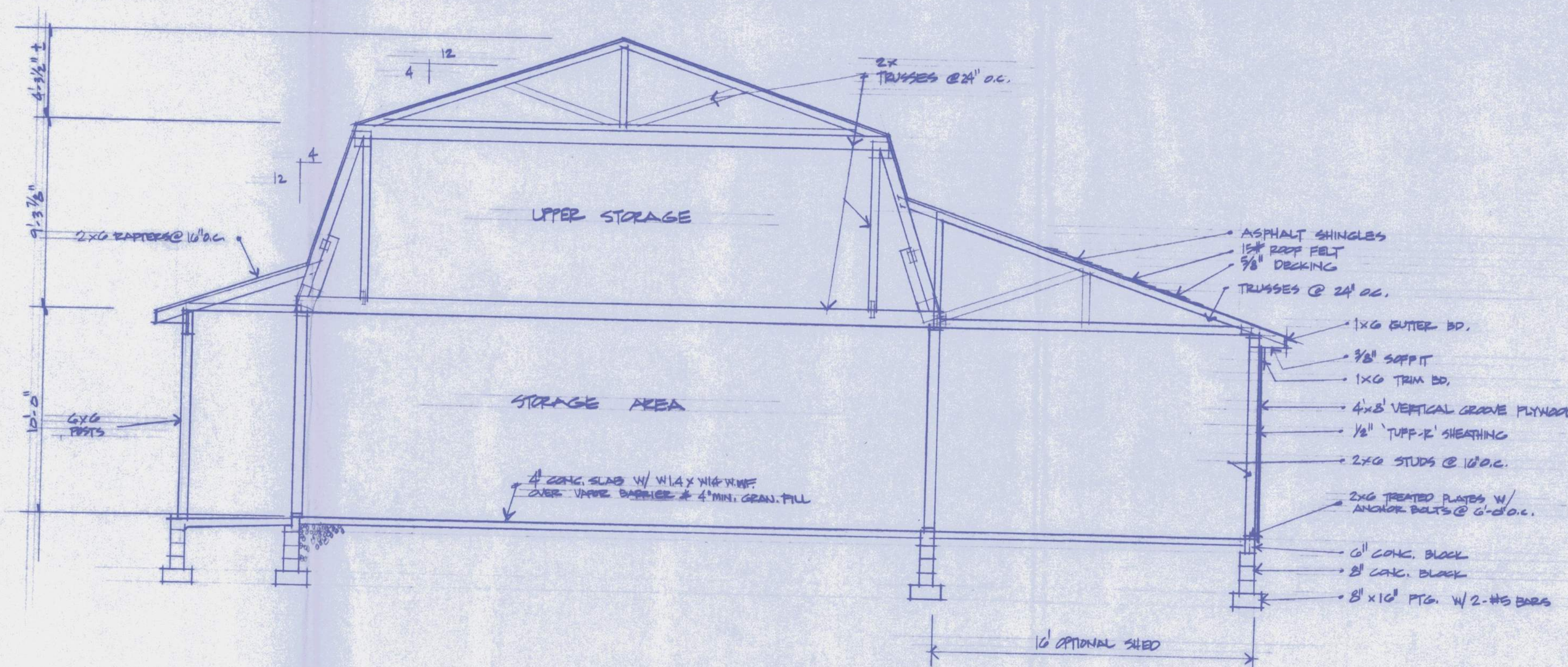
SITE PLAN

SCALE: 1" = 100'



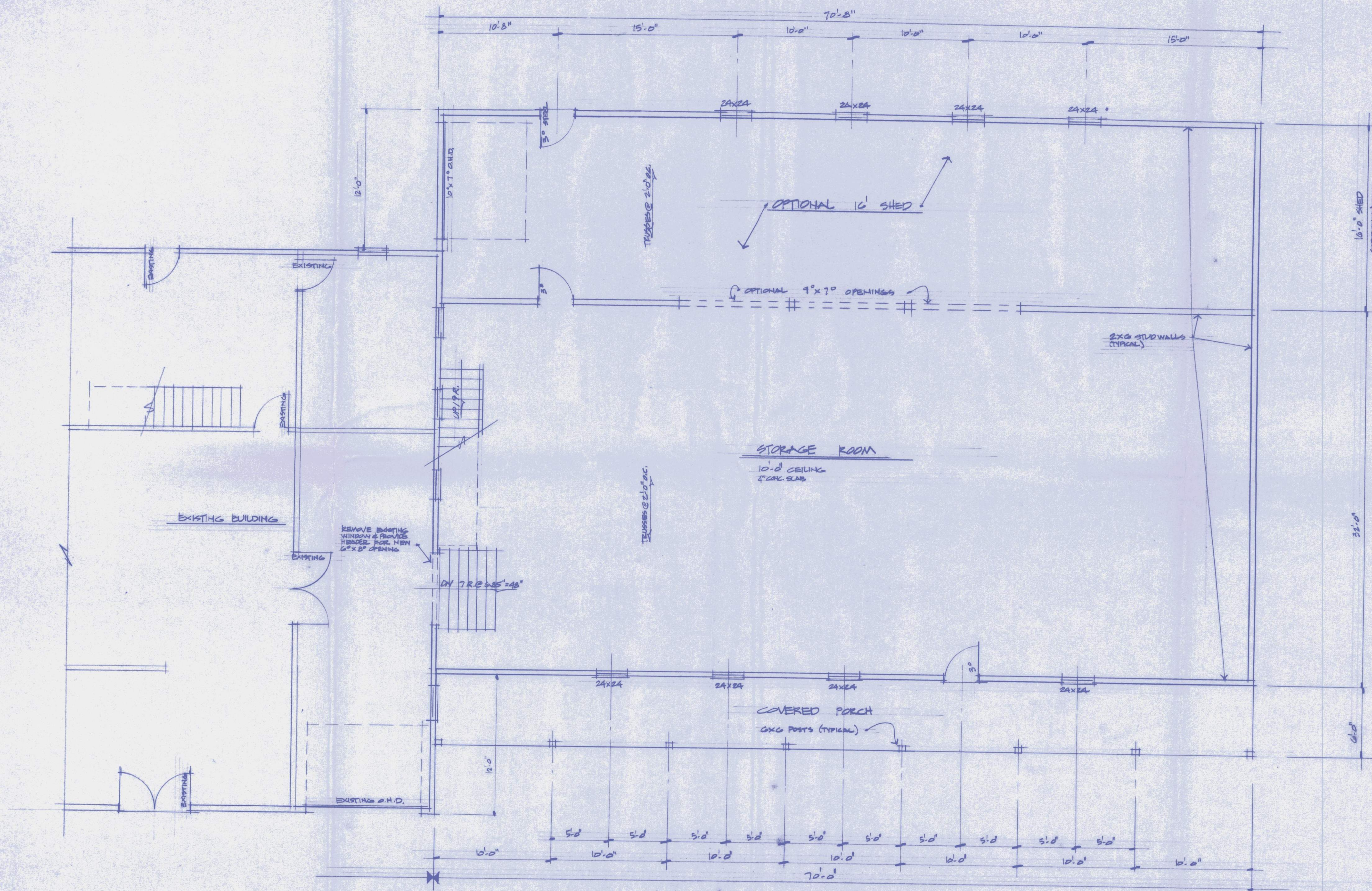
PROPOSED ADDITION TO BEAUCHAMP ANTIQUES

16405 WESTFIELD BLVD. - WESTFIELD, IN.



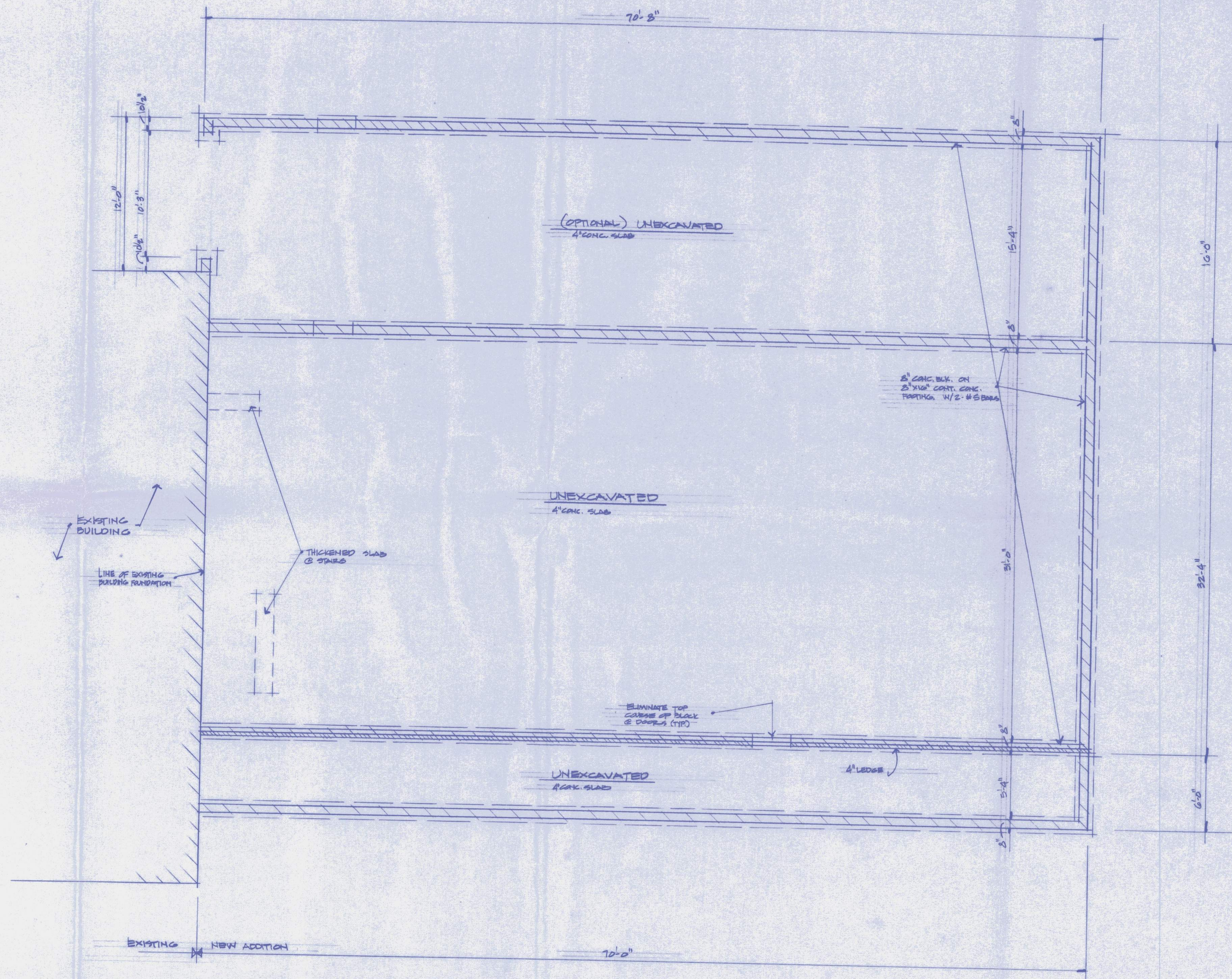
CROSS SECTION

SCALE: 1/4" = 1'-0"



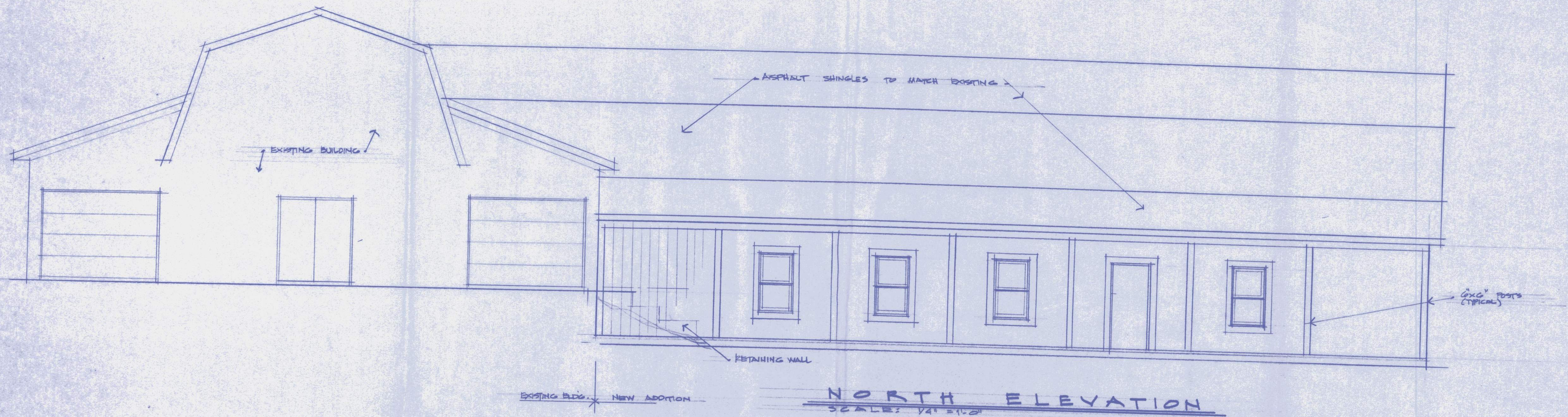
FLOOR PLAN
 SCALE: 1/4" = 1'-0"





FOUNDATION PLAN

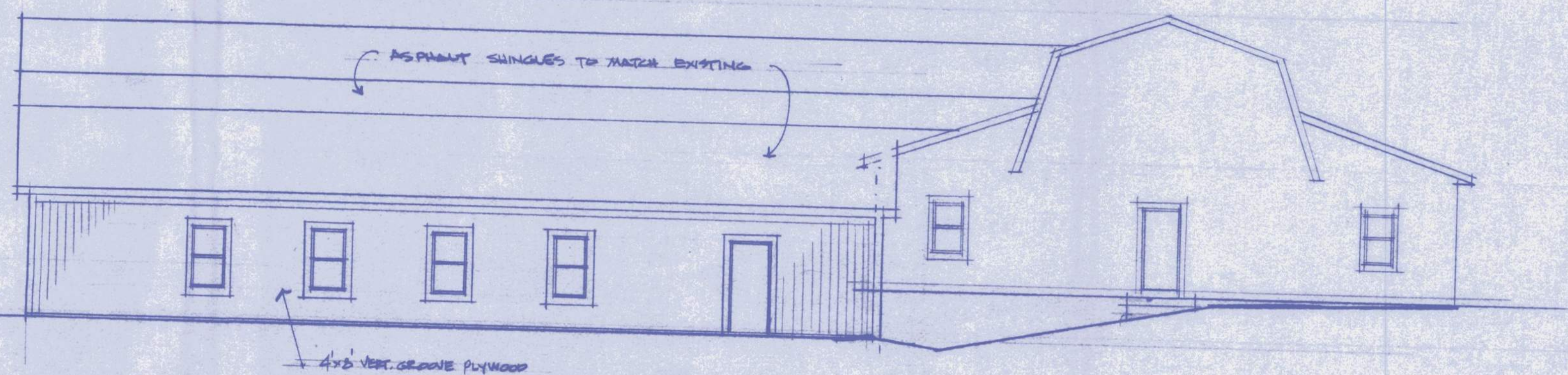
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☒ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184089

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

5.

DATE OF DELIVERY

12-18-82

POSTMARK

DEC 18 1982

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE**

7a. **EMPLOYEE'S INITIALS**

02A

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indpls, Ind 46202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184091

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Ronald L. Hamby

5. **DATE OF DELIVERY**

12-18-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

your name, address, and ZIP Code in the space below.

Complete Items 1, 2, 3, and 4 on the reverse.

Attach to front of article if space permits,

otherwise affix to back of article.

Endorse article "Return Receipt Requested"
adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Paul Beauchamp

(Name of Sender)

1340 N. Main

(Street or P.O. Box)

Englewood 76202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢☐ Show to whom, date, and address of delivery.. —¢2. ☐ **RESTRICTED DELIVERY** —¢*(The restricted delivery fee is charged in addition to the return receipt fee.)***TOTAL** \$ _____3. **ARTICLE ADDRESSED TO:**4. **TYPE OF SERVICE:**
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL
ARTICLE NUMBER

9184086

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Rachel M. Waters

5. **DATE OF DELIVERY**

12-15-82

POSTMARK6. **ADDRESSEE'S ADDRESS** *(Only if requested)*7. **UNABLE TO DELIVER BECAUSE:**7a. **EMPLOYEE'S INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert B. Boush

(Name of Sender)

1340 N. Newman

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

46202

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED

☒ CERTIFIED ☐ COD

☐ EXPRESS MAIL

ARTICLE NUMBER

9184083

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5.

Holladay Co. Inc. by Ruth Port
DATE OF DELIVERY

POSTMARK

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

8. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Burt Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Trapp, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered \$
- ☐ Show to whom, date, and address of delivery.. \$
2. ☐ **RESTRICTED DELIVERY** \$
- (The restricted delivery fee is charged in addition to the return receipt fee.)*

TOTAL \$

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184085

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

5. DATE OF DELIVERY

12/15/82

6. ADDRESSEE'S ADDRESS (Only if requested)



7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

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OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Haberman

(Street or P.O. Box)

Ind 46002

(City, State, and ZIP Code)

14 1982
●SENDER: Complete items 1, 2, 3, and 4.

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☐ Show to whom, date, and address of delivery .. —¢

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☐ EXPRESS MAIL

ARTICLE NUMBER

9184088

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X Mildred W. Peck

5. DATE OF DELIVERY

12-15-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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TO



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



(Name of Sender)

Robert C. Bourcham

(Street or P.O. Box)

1348 N. Adams

(City, State, and ZIP Code)

Indy 46202

- **SENDER:** Complete items 1, 2, 3, and 4.
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(CONSULT POSTMASTER FOR FEES)

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☐ Show to whom, date, and address of delivery.. —¢

- 2.
- ☐
- RESTRICTED DELIVERY**
- ¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$

- 3.
- ARTICLE ADDRESSED TO:**

- 4.
- TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184090

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SIGNATURE ☒ Addressee ☐ Authorized agent

E. W. Kowarsch

- 5.
- DATE OF DELIVERY**

12-15-82

POSTMARK

- 6.
- ADDRESSEE'S ADDRESS**
- (Only if requested)

- 7.
- UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300**



**RETURN
TO**



Robert C. Bruns

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL *EA* \$

3. ARTICLE ADDRESSED TO:

- 4. TYPE OF SERVICE:**
- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184087

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SIGNATURE ☐ Addressee ☐ Authorized agent

Kitty Bolger

5. DATE OF DELIVERY

12-15

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

**7a. EMPLOYEE'S
INITIALS**

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UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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- Endorse article "Return Receipt Requested" adjacent to number.

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USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robt C. Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Chapel Hill NC 27514
(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

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(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

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3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184084

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5. **DATE OF DELIVERY**

12-15-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
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SENDER INSTRUCTIONS

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- Endorse article "Return Receipt Requested" adjacent to number.

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USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184082

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I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Phyllis McAninch

5. DATE OF DELIVERY

12-16-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

**7b. EMPLOYEE'S
INITIAL**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Indy, Ind 46252
(City, State, and ZIP Code)

83-V-1

Zoned AG-SF1

16405 Westfield Boulevard Road (Union Street). Approval of an amended site plan, for a previously-approved variance of use, is requested by Robert Beauchamp.

COMMENTS:

1. On January 18, 1983, a variance of use was granted, as per plans filed, to permit operation of a low traffic antique shop, in addition to continued residential use of the site. As a part of that request, permission was also granted for the demolition of a detached barn structure and the erection of a new storage building in its place.
2. On April 17, 1989, an amendment to the original plans was approved which allowed construction of an addition to the detached storage building built in 1983. Except for the business office, the entire antique sales operation was moved to the detached structure.
3. The petitioner now wishes to erect a 36' X 72' storage building behind (South of) the original storage building with the addition. It is to be located 12' from the existing antique sales facility, and would be 4' off the South property line. Since approval has been granted "as per plans filed", the petitioner wishes to have this amended plan seen as if it were the original site plan. That is the reason for this request.

RECOMMENDATIONS:

1. The proposed new building would be screened from the house's view by the existing antique sales facility. The area surrounding the remaining sides (East, West, and South) is heavily wooded and would also serve to screen the proposed structure from view. The entire complex of buildings is located over 1,200 feet of the street and is not visible from the street.
2. At the present time, the proposed building is to be used for storage. If it is incorporated into the antique sales use, the petitioner should be required to return to the Board for expansion of the use, and the required state plan reviews and releases should be sought.

DETERMINATION: POSSIBLE MOTIONS

Grant approval of the variance, as filed.

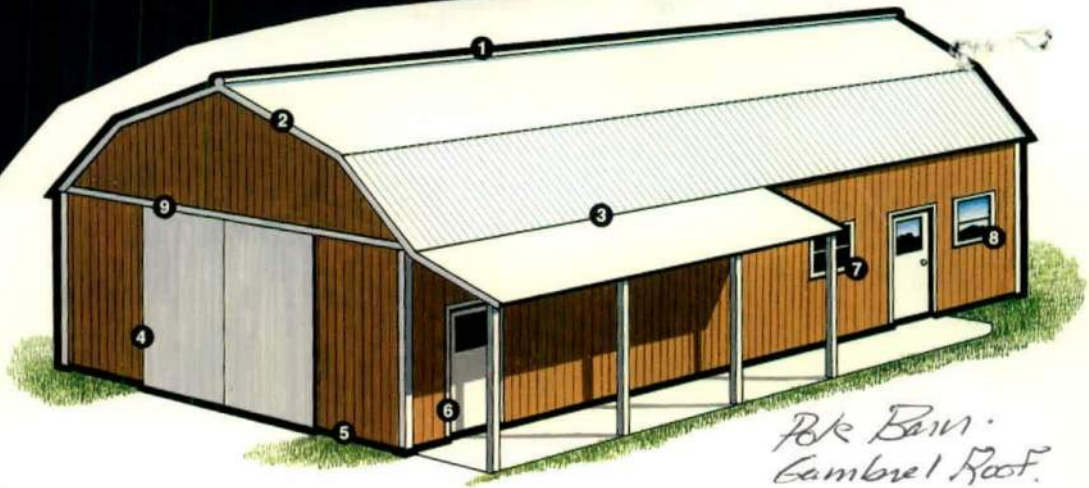
OR

Grant approval of the variance, as filed,
subject to conditions (list conditions).

OR

The following changes must be made or considered
before approval will be given (list changes).

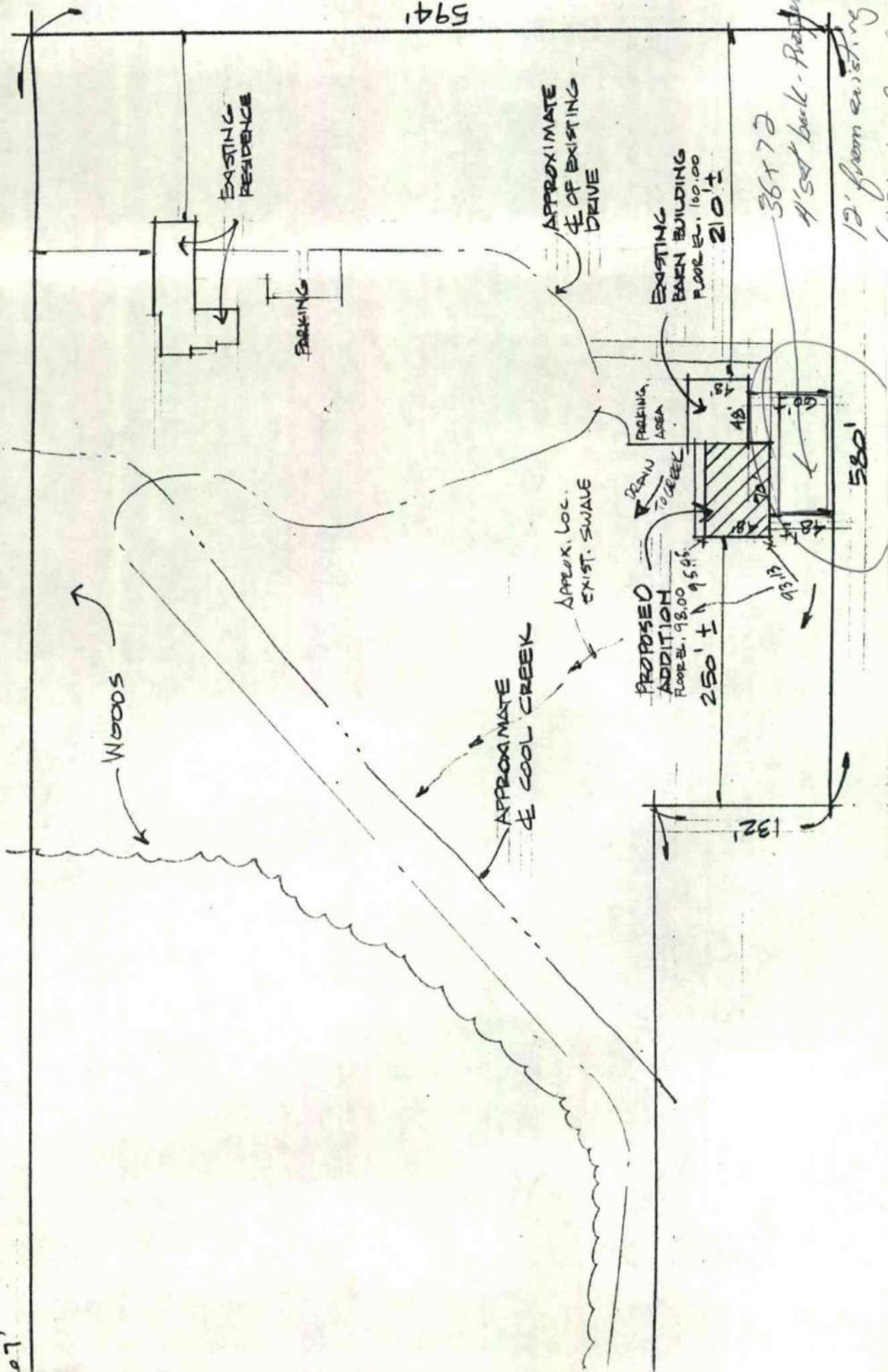
ANY AND ALL LIMITATIONS OR CONDITIONS MUST BE MADE PART OF A
MOTION TO APPROVE IN ORDER FOR THE LIMITATIONS OR CONDITIONS TO
BECOME PART OF THE ACTION.



*Bk Barn.
Gambrel Roof.*



27'



PROPOSE ADDITION

BEAUCHAMP A

16405 WESTFIELD BLVD. -

PLAN



LEGAL DESCRIPTION

RECEIVED OCT - 8 1993

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 1





Antique Shop - 1340 N. Alabama



Residence 1332 N. Alabama.

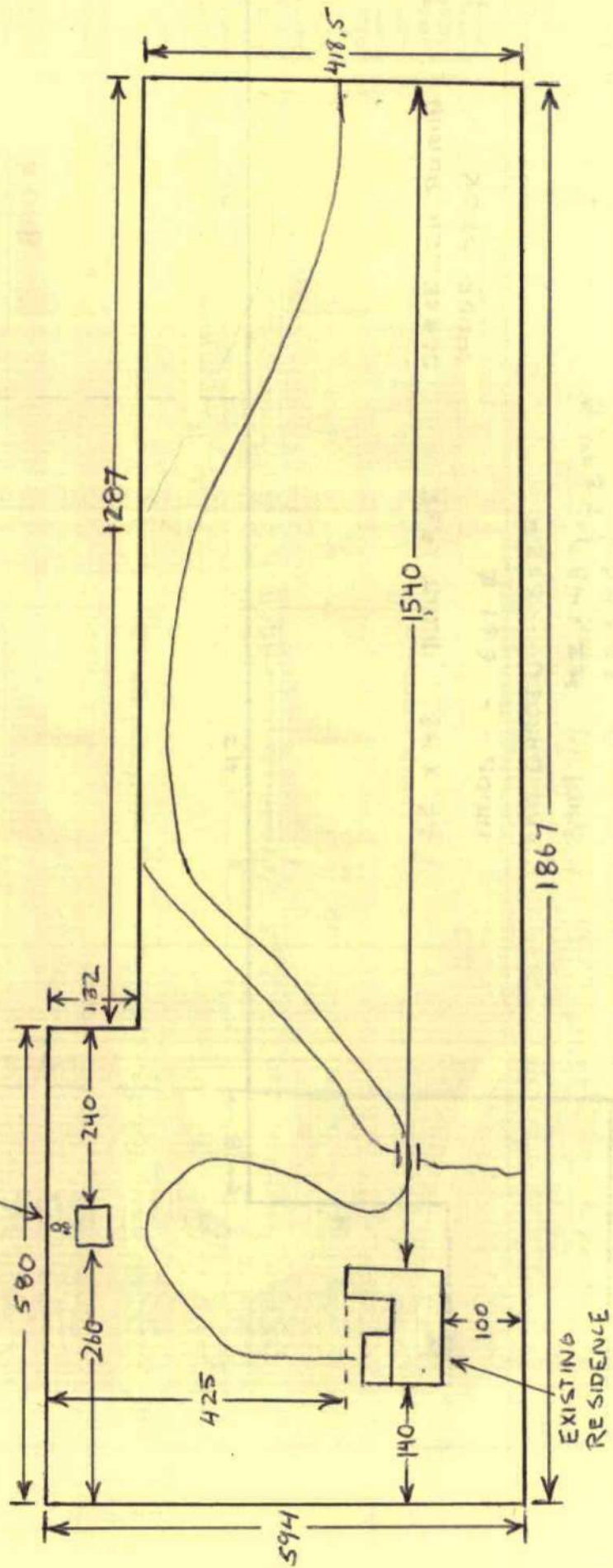


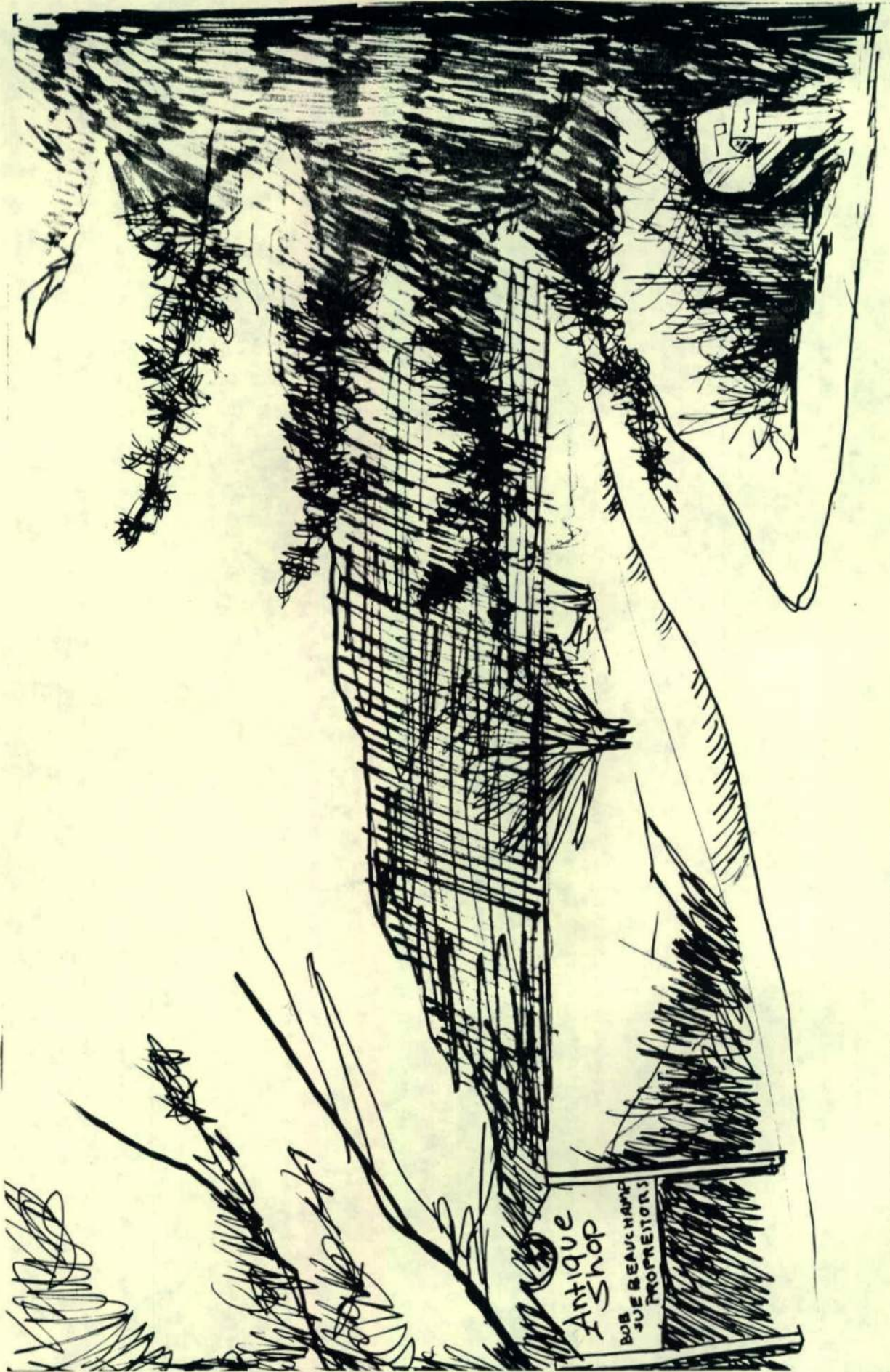












Antique Shop

Rob & Sue Beauchamp

FOR THE BOARD OF ZONING APPEALS USE ONLY

Preliminary:

Application Complete: December 28, 1982

Fee Paid: December 28, 1982

Proof of Notice Filed: December 28, 1982

If all three are not checked, specify deficiency: _____

Decisions:

☒ Approved and Granted: IAADH

Approved and Granted subject to the following: _____

All elements listed on the application are held to be established as stated on the application. The Building Commission is hereby ordered to issue the necessary permit.

Denied: _____

Denied for the following reasons: _____

Dated: January 17, 1983

Board of Zoning Appeals

IAADH

Chairperson

Town of Westfield

130 PENN STREET
P.O. BOX 322
WESTFIELD, INDIANA 46074

January 20, 1983

Mr. and Mrs. Robert C. Beauchamp
1332 N. Alabama Street
Indianapolis, IN 46202

Dear Mr. and Mrs. Beauchamp:

On Monday, January 17, 1983, the Westfield-Washington Board of Zoning Appeals met to consider your application #83-V-1 requesting a variance of use to operate a low traffic antique shop from the existing residential structure located at 16405 Westfield Boulevard Road. The Board of Appeals unanimously approved and granted your petition.

Yours truly,

Virginia C. Norris

Virginia C. Norris
Secretary, Westfield-Washington
Board of Zoning Appeals

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

October 26, 1993

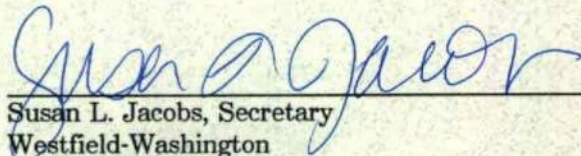
FILE COPY

Robert Beauchamp
16405 Westfield Blvd. Rd.
Westfield, IN 46074

Dear Mr. Beauchamp:

The Westfield-Washington Board of Zoning Appeals met October 18, 1993 at the Westfield City Building. After hearing case number 83-V-1, an amendment to a petition to allow construction of a storage building, a motion was made to approve the amended plans. Please come into the office and obtain the necessary permit(s). Feel free to call between the hours of 8:00 A.M. and 4:30 P.M. if you have any questions.

Sincerely,



Susan L. Jacobs, Secretary
Westfield-Washington
Board of Zoning Appeals

c.c: File

ISSUES RAISED REGARDING THE SPRINGWATER PUD PROPOSAL

The list below includes issues that were raised during the December 6, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How will the natural features present on the site be preserved and protected, including trees and wildlife? How does the open space in this plan relate to the open space planned for or required in Lantern Park?

Overall, there is a proposed increase in natural areas proposed from the existing conditions. Currently, 17.8 acres (12.5 acres of mature woods and 5.3 acres of fallow area) are natural within the 41.2 acre project area (excludes the existing private residence and antique store parcel since they will remain unchanged) with the balance of the site agricultural. In the proposed condition, 23.6 acres of the 41.2 acre project area will be mature woods and/or common area and a minimum of 18 acres overall will be natural. Of this, approximately 90% of the 12.5 acres of mature trees are proposed to be preserved, no trees in the floodway will be impacted, and all trees along Cool Creek and stream corridor running through the middle of the site would be kept intact except at the roadway crossing. The culvert at the stream roadway crossing will be coordinated with the Indiana DNR to provide an appropriate animal crossing. The compensatory mitigation pond shown in the floodway on the Concept Plan will be a dry basin planted with native vegetation so wildlife can use this area. This will preserve and enhance natural corridors along Cool Creek and the existing stream to provide continuous habitat. Areas to be converted to natural areas that are fallow and agricultural will be enhanced and planted with native vegetation respectively. Lastly, a Tree Preservation Easement will be placed over wooded areas to further maintain and protect the natural beauty of the site.

The property adjacent and west of Lantern Park was a separate parcel from the development of Lantern Park that was retained by the developer of Lantern Park. The ordinance for Lantern Park states "Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses." The Springwater project includes 7 acres of the 16 acre Parcel B. Although the ordinance acknowledges this area is floodplain and shall be developed for green space uses, the ordinance contemplated it could be used for private development purposes and therefore we do not believe the Springwater project is utilizing property previously committed to for natural and public areas. The Springwater project will revegetate this area with native vegetation except where improved with a public trail. It will be owned and maintained by either a homeowners association or a public or private agency. In addition, the existing wooded area will be protected with a Tree Preservation Easement.

2. Are three-story townhomes an appropriate transition from commercial to single family, particularly those across from Woodside Drive? How will the townhomes be integrated into the existing character of Union Street?

At the public hearing on December 6th, the Springwater development team was able to hear from neighbors and Plan Commission Members their concern with 3-story townhomes in this area, particularly across from Woodside Drive. In response to these concerns, 2-story townhomes are now proposed in lieu of 3-story townhomes which will also reduce the density as the townhomes have been reduced from 56 to 37 on the Concept Site Plan. In addition, we have introduced a pedestrian greenway with courtyard in the center of this area to break up the north-south run of townhomes. We also reviewed the condition of the townhomes along Union Street to avoid a "tunnel effect". The townhomes are proposed to be set back further than the minimum required in the Lantern Commons ordinance by as much as 11' and the townhomes will be a minimum of 60' from the centerline of Union Street. In addition, the tunnel effect will be reduced by decreasing the height of the buildings to the 2-story product exclusively. The project commits to providing the required foundation plantings and trees along the front of the townhomes to enhance the existing character of Union Street.

3. How have the architectural standards in the text of the ordinance be specified to ensure the look and quality of the homes? What measures have been taken to reduce monotony and increase streetscape diversity?

The home products proposed at Springwater are expected to be custom / semi-custom and/or will be further developed to meet the high quality expectations of Old Town's clientele and are not "off the shelf" designs often prepared by production homebuilders. Therefore, it is not practical to include the actual elevations within the ordinance. The language of the ordinance commits to providing the benchmark for quality, vision, and appearance of architecture shown within the Character Exhibit of the ordinance, which includes a provision to review actual elevations by the plan commission in lieu of staff if appealed. The text of the ordinance has also been changed to provide more rigid architectural standards for all the homes including the commitment to use masonry (stone or brick veneer) on all four sides, removal of allowance of full metal roofs, and provide clarity for use of accent materials. There will be a variation in materials and color palletes per townhome along Union Street with corner breaks throughout the building elevations to reduce monotony.

4. What measures will be taken to mitigate off-site consequences of the development, such as increased traffic, drainage, light, and other issues?

The main full access entrance to the site has been designed to align with the Woodside Drive to minimize turning conflicts of vehicles leaving the site. This intersection will be enhanced by providing a dedicated left turn lane not only to Springwater but also to Woodside Drive which currently does not have a left turn lane or passing blister. A secondary access point is proposed but limited to right-in-right-out turning movements with a restrictive curbed island and acceleration/deceleration lanes. Although Union Street currently experiences traffic back-ups

during certain times of the day at 161st Street, it is expected this will be reduced with the completion of the roundabout planned in 2022 prior to the completion of site development of Springwater. In addition, the planned construction of the Westfield Boulevard Connector is expected to divert traffic from the area of Union Street near the project entrances as part of the Lantern Commons project.

With respect to drainage, the project overall improves the drainage condition in this area:

- On-site detention as regulated by both Westfield and the Hamilton County Surveyor's Office. Drainage leaving the development will be reduced to a peak rate lower than existing drainage peak rates by capturing them in traditional open water detention ponds and releasing them at the lower rate.
- The project has committed to zero fill within the regulatory floodway of Cool Creek, which is the channel and adjacent areas reserved in order to discharge the base flood and is regulated by the Indiana Department of Natural Resources. Please note, the base flood is the 1% annual chance flood (formerly known as the 100-year flood).
- Any fill in the flood fringe areas will be mitigated at a ratio of 3:1 (meaning for every 1 CY of fill placed in the flood fringe area, a minimum of 3 CY of additional storage will be provided in the floodplain below the base flood elevation) within the project area. This will primarily be achieved in the mitigation pond on the Concept Site Plan. The flood fringe areas are regulated by the Hamilton County Surveyor's Office and Westfield.

Although trivial in the scale of the entire Cool Creek watershed, these drainage commitments will ultimately provide an improvement in the overall flood conditions both at the project area and the entire watershed downstream of the project.

All lighting will follow City of Westfield standards and a photometrics plan will be provided as part of final design of street lights to ensure excessive light does not extend beyond the limits of the site. In addition, fully shielded light fixtures will be used to direct light downward for both the street lighting and the lighting fixtures proposed by the builder on the exterior of the homes.

WRITTEN PUBLIC COMMENTS

Docket Number: 2112-PUD-29
Petitioner: Old Town Design Group by Apollo Developers
Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Enclosed Attachments: February 7, Advisory Plan Commission Meeting

1. Tatum, Susie	12/06/2021
2. Nass, Linda	12/06/2021
3. Miller, Rachel	12/10/2021
4. Sommer, Heather	02/03/2022
4. Gillim, Sarah	02/06/2022

From: [Susie Tatum](#)
To: [planners](#)
Subject: Spring water PUD
Date: Monday, December 6, 2021 6:17:40 AM

**WARNING: This external email is from
susie.tatum@alsac.stjude.org.**

Regarding the proposed development of the Springwater site, I am quite concerned about the density of the homes/townhomes - 113, on 49 acres.

This kind of density will cause more traffic and congestion to our neighborhood, let alone push wildlife into adjacent properties and roads. I am concerned about the disregard for nature, as this is currently a beautiful site, full of trees and wildlife, and should be developed responsibly with less density and much more green spaces. I am against the townhomes altogether.

I hope that you will consider the feelings of homeowners in the vicinity.

Thank you.

Susie Tatum
16250 Oak Road
317-701-5867

From: [Linda Naas](#)
To: [APC](#)
Subject: Fw: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021
Date: Monday, December 6, 2021 3:09:43 PM

WARNING: This external email is from
lnaas@logickey.com

Error in paragraph 2 - Lantern Park PUD, Ordinance 15-11.

----- Forwarded by Linda Naas/LogicKeyMail on 12/06/2021 03:08 PM -----

From: Linda Naas/LogicKeyMail
To: "APC" <apc@westfield.in.gov>
Date: 12/06/2021 02:05 PM
Subject: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021

I've spoken to some neighbors in the area including John Boyer whose property abuts on the side of Beauchamp's antique shop. They have concerns with the development but feel they don't know enough of the zoning details to write but want their concerns known. I put together what people are saying and said I would send. The other comments were to send this back to Planning Department to be fixed before it gets to APC for a public hearing.

How can this project take part of the Lantern Commons PUD Ord 15-11 (6.88 acres) and now make it part of the Springwater PUD? Isn't that counting the same land for open space and density for 2 separate PUDs? Keeping the primary residence acreage within the PUD also lowers density but can it be figured as open space? Wouldn't Lantern Park Ord 15-11 need to be amended?

It is confusing with everything being a PUD and that recently sparked a discussion of "not everything needs to be a PUD" at the APC. No, developer/owner are not asking for any business uses other than the existing antique shop; residential only but the PUD allows them to change heights, setbacks, density, etc. which is why the verbiage in the Ordinance is very important and people **SHOULD NOT** rely on pictures. What happens to the

"antique shop" are into the future? And is the neighborhood summary by developer accurate, it doesn't even include list of neighbors attending?

Per the Comp Plan this area is Southeast Residential which is suburban which should be less dense than Downtown (which is urban and can be more dense). This area is east of the commercial area. We believe they are suggesting townhomes on Union St. to transition from the west side of Union to the east side residential. We don't believe that is needed.

1. This is a unique infill area - review what Comp Plan says about that.
2. This PUD clearly reduces setbacks and increases heights and density per a comparison to UDO 4.7 and 4.9.
3. Mr. Moffett presented this as "Downtown" but it is not, it is Southeast Residential Suburban per the Comp Plan Page 24 and Page 6 defining areas studied for the Comp Plan.
4. It is also in a Land Use separated by Union Street from the Employment Corridor.
5. Using less dense single family homes will actually mitigate the traffic that will be created by Lantern Commons
6. Ed Hamilton with Apollo Developers mentioned 3 story townhomes facing apartments to West but they don't really face them. Across from the proposed townhomes are large single family lots.
7. In the very NW corner, this area could be treed landscaping to buffer homes, consistent with the WOODLAND it currently is.
8. Behind this project to the east are large lots including the owners 7+ acre home.
9. They also presented townhomes facing townhomes but they really aren't. The apartments to the West of Union are Valley Farms Apartments which again are in the "Commercial Corridor" per Comp Plan.
10. Clearly there is a definite separation to the North with the existing Summit Lawn Cemetery, agree to the buffer.
11. Directly across from Area A of Lantern Commons, the height of townhomes should not exceed the 2 story limitation within Lantern Commons.

1. Area A - Portions of Buildings within 75' of the north property line of Area A shall not exceed two (2) Stories in height.

All other portions of Buildings shall not exceed three (3) Stories.

12. However, we think you can argue this is still too dense since the townhomes are arranged to be dense. The 12 townhomes in the upper left of the concept plan are across from a very large lot single family home - this is very unattractive and not needed as a transition. Remove all townhomes from

this area.

13. Only the lower half of the proposed townhomes will actually be situated across from 3-story per Lantern Commons PUD.

14. This would be an area more conducive to 2 story residential attached homes with no to low-maintenance similar to what was built in Bridgewater to the east side. Or see Carriage Homes on Oak Ridge Road for an example of 2-story townhomes.

15. The density should not exceed that of Lantern Commons to the west which has a lot of green space between townhomes and or Lantern Park.

16. This property has natural terrain and creeks which separate it. Can some of it be protected during infill per Comp Plan.

17. Neighborhood summary talks about "neighbor was concerned that a little over 1 acre of trees would be cleared . . . were in areas that were farm land about 15-20 years ago" but Beauchamp had this land categorized and taxed as "WOODLAND" and carved out as a separate 1 of 6 parcels, very irregular shape. Parcel #08-10-07-00-00-001.001

18. Is it safe in a neighborhood to have a "shared drive/trail" to a commercial business location?

19. Right-ins/Right-outs typically operate predominately as Left-ins/Left-outs - just visit Retreat on the Monon on 161st Street.

20. The design of Union Street shown here seems pretty contradictory to a "Secondary Arterial" shown in the Thoroughfare Plan.

21. Please review the entire surrounding area for apartments/townhomes including those proposed in Lantern Commons and Grand Millenium.

22. Single Family proposed is more dense on smaller lots than even Lantern Park - compare the proposed PUD with the existing.

Linda Naas
1122 E 161 St
317-691-0229

References:

https://www.westfield.in.gov/egov/documents/1635882828_50768.pdf

From the ordinance they are asking to rezone the underlying zoning district as SFA: Single-family Attached District.

Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-family Attached District.

Section 5. Permitted Uses.

5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

5.2 The following additional uses shall be permitted in the District: A.

Dwelling, Townhouse B. Dwelling, Single Family C. Development Amenities

5.3 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and thirteen (113).

Unified Development Ordinance:

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 4



4.7 SF4: Single-Family High Density District

- A. **Purpose and Intent:** The purpose of this district is to accommodate higher density Single-family Dwellings with available state-approved water and sewer facilities for land with at least one-eighth (1/8) of its perimeter contiguous to the corporate limits of the City.
- B. **Minimum Lot Area:** 9,000 square feet
- C. **Minimum Lot Frontage:** 40 feet
- D. **Minimum Building Lines:**
 - 1. Front Yard: 25 feet
 - 2. Side Yard: 8 feet
 - 3. Rear Yard: 25 feet
- E. **Minimum Lot Width:** 50 feet
- F. **Maximum Building Height:** 25 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Living Area (Ground Floor):**
 - 1. Single story: 1,000 square feet
 - 2. Two story: 750 square feet
 - 3. Tri-level: 750 square feet (Basement and first level)
 - 4. Story and one-half: 750 square feet
- H. **Development Plan Review:** Required for Major Subdivisions.

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Quick Cross-References:

Article 6.1 Accessory Use and Building Standards	Article 8.6 Open Space and Amenity Standards
Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

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4.9 SFA: Single-Family Attached District

- A. **Purpose and Intent:** The purpose of this district is to accommodate Attached Single-family Dwellings for individuals who desire maintenance-free living (e.g., where grass mowing, property maintenance, snow removal are commonly maintained and owned by a homeowners' association).
- B. **Permitted Uses:** The following uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** No minimum
- E. **Maximum Density:** Four (4) Dwelling Units per acre
- F. **Maximum Dwellings:** Four (4) per building
- G. **Maximum Project Size within District:** Thirty acres (30)
- H. **Minimum Building Setback Lines:**
1. Front Yard:
 - a. Expressways: 50 Feet
 - b. Primary Arterials: 35 Feet
 - c. Secondary Arterials: 25 Feet
 - d. Collectors, Local and Private streets: 20 Feet
 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
- I. **Minimum Distance Between Structures:**
1. Structures with no vinyl exterior siding: 25 feet
 2. Structures with any vinyl exterior siding: 30 feet
- J. **Project Perimeter Setback:** No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
- K. **Maximum Building Height:** 35 feet (see also [Article 6.6 Height Standards](#))
- L. **Minimum Living Area:** A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.
1. Single story: 1,300 square feet
 2. Story and one-half: 1,600 square feet (lower and main levels)
 3. Two story: 1,800 square feet (lower and main levels)
- M. **Development Plan Review:** Required.

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Quick Cross-References:

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Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

INFILL:

Existing Suburban

Development Policies

- Promote the protection of the existing suburban character of the area.
- Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.

Appropriate Land Uses in Existing Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses
- Recreational uses

From: [Rachel Miller](#)
To: [Rachel Riemenschneider](#)
Subject: Springwater PUD Plan
Date: Friday, December 10, 2021 6:48:07 AM

**WARNING: This external email is from
rmiller4223@gmail.com.**

Dear Ms. Riemenschneider,

Hello! My name is Rachel Miller, I'm a local high school student, and I have a lot of concerns about development plans for the S. Union Street Lot. I understand you're a very busy person, but thank you for taking the time to hear and consider this.

Don't develop this land.

For one, it's entirely unnecessary. We already have plenty of housing developments around Westfield, do we really need to cram another one into a space already occupied by natural forest? Let's talk about that. There has been so much deforestation recently, and it kills me to see more happening in a place I love. On the way to school each day, I see deer enjoying life in the woods, secluded and out of danger. I've watched baby deer grow up in those woods and fields. Unfortunately, I've also seen baby deer die on the side of the road due to the reckless placement of major highways and busy roads. In the past month alone, I've seen more deer roadkill than I've seen in my entire life. But the lives of wildlife aren't the only lives at stake here.

If you've ever actually driven on Union during the morning or afternoon when kids are going to and from school, you'll know that traffic sucks. I've gotten stuck in traffic for upwards of twenty minutes trying to get through the stoplight on the way home from school. All the while, every car in that line was idly emitting carbon toxins into the environment. Now, you plan to take away all the trees that try to negate that effect. And adding a housing development would only add to that traffic, add to the emission of toxins, add to the already massive carbon footprint. If you have one, I would love to see an environmental impact report, or anything to suggest that thought has been given to the consequences of this development.

And what of the cemetery? Do we have to destroy the peaceful ambiance of those final resting places? Those that visit their loved ones in the cemetery after this development will have that peaceful ambiance spoiled by the presence of townhomes and houses. Is this worth it? Is it worth it to pollute our city? Is it worth it to sit in traffic for half an hour every day because you decided to add more houses to an already occupied area? I would love to hear the thought process if there is any reason other than monetary gain.

I'm finding it hard to appreciate natural beauty in Westfield anymore because so much of it has already been taken away. Everything is man-made and saturated with the feeling of overdevelopment. Parks are inundated with people, so it's nearly impossible to find a sense of

peace with nature anymore. After living here for all 17 years of my life, I finally found the Summit Hill cemetery and surrounding area, a quiet place I love, and this plan threatens to destroy it with barely a thought to the consequences of these actions. Here I sit, feeling the impending loss, wondering about whether or not I'll be able to still enjoy nature in Westfield in the coming years.

And it's not like I can do anything about it anyway; the meeting already happened. But I couldn't attend that meeting. For one, I was busy after school. Because of the aforementioned traffic, I don't get home until almost 4:20 most days. Then I have to do homework, exercise, make and eat dinner, clean up, shower, and only then would I have time to attend an hours-long meeting about the fate of a place I care about. Secondly, I didn't even know there was a meeting. By the time I realized what the signs on the property meant and figured out when the meeting was, the meeting had already passed. I had missed my chance.

That's why I'm writing to you now. I know this development plan is part of your job. But I ask you, from one Rachel to another, please reconsider. Think about what you're doing and why you're doing it, and try to see beyond the barriers of your line of employment. Let's talk about this. I want to hear your side too.

Thank you for listening,
Rachel Miller

P.S. I've attached some pictures I've taken to demonstrate the beauty of this area





From: [Heather Sommer](#)
To: [APC](#)
Subject: Comments regarding Springwater PUC
Date: Thursday, February 3, 2022 2:58:28 PM

**WARNING: This external email is from
sommer623@hotmail.com.**

Hello APC Members,

I had the opportunity to speak at the December 6th meeting regarding the Springwater PUD. I wanted to make sure that my comments were also made available in writing. Additionally, the Lantern Commons project commencing has offered additional comments as it relates to this project as well. I am also attaching some images that relate to our biggest area of concern. One shows the area being discussed. The other highlighted images show our property and the townhouses of concern.

Here is a copy of the comments:

Hello Members of APC,

As you look at the site plan, my property is the one labeled "Woodside Estates," a 4 acre 3 parcel lot that is bordering this plan. Sadly, our neighborhood has been through this process recently with Lantern Commons. Through both of these proposed projects, it comes across as if the citizens, homeowners, property owners, seem to hold little value up against development. We received notification of this project one week prior to it being presented to APC. We received the neighborhood meeting notice with two days notice and were unable to attend due to the last minute nature of the communication. We own three properties in Westfield, and all locations have come up against APC project approvals recently. These developments and plans seem to be far along before the information reaches neighbors. It doesn't appear that feedback is desired or considered (especially based on the Lantern Commons results). Rather, it seems to be a step required, simply a formality. With Lantern Commons, suggestions were made by neighbors and APC members but none of those appear to have been heeded. Now that the project has commenced, the utter destruction of the land there is devastating. As neighbors, it feels like we have lost the battle before it starts. I understand the complexities of these proposals, but the citizens and neighbors seem to be diminished. It is very frustrating and discouraging. In fact, I am the only one represented at the APC meeting for the neighborhood because many felt there was no point, that our voices wouldn't be heard.

As I specifically look at the Springwater PUD Plan, here are some concerns:

1. This is an animal habitat due to the forest and waterways (coyote, fox, deer, wild turkeys). At this point the animal habitat has been destroyed across the street.
2. This would require additional clearing of one of the few remaining forested areas.
3. Portions of this land are a flood plain.
4. The frontage and setbacks for townhomes seems way too close to Union St.
5. The ever present concern of light pollution remains. You can clearly see the stars at night from our property. That will change when a major development is put into the south and the east.
6. There continues to be a density issue that is raised at APC. This is much less dense than so many developments that are being approved. However, this plan is very dense by Union Street with townhouses. Houses only have a majority by 1 unit in comparison to the townhouses (57 to 56).
7. The entrance into the neighborhood at Woodside Drive seems problematic. It is already difficult getting in and out of the neighborhood with regular backups on Union St.
8. I don't think the northernmost townhouses (12 of them directly across from our property are appropriate at all for that space. It looks like an afterthought and would literally be about 20 feet from our property. Only Union St. would separate us. I think a more attractive entrance to this proposed development would be to leave it in its natural state. **This is the portion that offers the biggest concern.** The other townhouses will sit across from a commercial development (sadly). I don't think the other townhouses fit across from another residential property such as ours.

Old Town Design is a reputable company and makes a beautiful product. But that doesn't mean that the plan as presented is the right one for the area. Old Town Design has mostly developed neighborhoods with single family homes. It is disappointing to see a townhouse-heavy plan in such a rural pastoral setting.

I request that you give credence to the concerns raised and that you will consider the impact of all of these developments surrounding Woodside Estates. I think we are up to 3 projects underway that have a direct impact on the residents on Woodside Drive.

Thank you for your consideration of these concerns.

Sincerely,

Heather Sommer
1614 Woodside Drive

SUMMIT
LAW
CEMETERY

WOODSIDE
ESTATES

WIDE GATE 80' / ROW

30' MIN

50' LANDSCAPED BERM (6' H)

31'

20'

AMENITY AREA
(PLAYGROUND,
GAZEBO, MAIL BOXES,
FIRE PIT)

15'

A2

SUMMER
LAW
CEMETERY

WOODSIDE
ESTATES

DEDICATE 60' R/W

New Greenway

A2

30' MIN

50' LANDSCAPED BERM (6' H)

31'

20'

AMENITY AREA
(PLAYGROUND,
GAZEBO, MAILBOXES,
FIRE PIT)

15'

From: [s Gillim](#)
To: [APC](#)
Subject: Feb 7 meeting and loss of woodlands
Date: Sunday, February 6, 2022 12:45:22 PM

**WARNING: This external email is from
bufogil@gmail.com.**

Feb 6, 2022

Dear Advisory Planning Commission

I am writing this letter to address the continued loss of greenspace, especially wooded habitat that is occurring in the Westfield community. For those that have lived in Westfield for over 10 years the changes are extreme. I am aware this is a growing community, but my concern lies in the loss of trees and the common practice of cutting "inconvenient" patches of woodland with the promise to replant trees elsewhere. Cutting down a 10-15-year-old tree and replacing it with a small sapling elsewhere is not an equal trade. The more mature tree is providing shade, habitat and a greater amount of carbon removal from the atmosphere.

There are 2 proposals before the Advisory Commission that will affect woodland areas.

1. The Springwater PUD: In response to a neighbor's concern during the neighbor meeting about the loss of trees, the notes say "strands of trees to the north that were proposed to be taken out were in areas that were farm land about 15-20 years ago". The petitioner claims that because these trees are only 15-20 years old that we shouldn't worry about "reclaiming" them. Again, a 15-20-year-old tree is in many cases a mature tree that is providing habitat and a large amount of carbon capture. Is there no way to develop around the woodlands? I have no problem with removing invasive species and dying ash trees but not mature native trees, even if they are "only" 15-20 years old.
2. On the parcel for the proposed Christian school, Highlands Latin, there is also an area of woodland. This area should be preserved. No mention of trees is in the Primary Development Plan on the Westfield website. But I would request the petitioner preserve the trees. There is plenty of space there for both the school and the trees. The zoning change should require the preservation of the wooded portion.

I am part of a Westfield organization called Westfield Green Together. We have been working hard to remove invasive species and plant native trees throughout the Westfield community. We have given away and planted hundreds of trees. We recently removed a large swath of honeysuckle along Midland Trace Trail and replaced it with native shrubs and trees. It is frustrating to see trees removed for "progress" as others work hard to plant and reforest. I don't know what the solution is, but I do ask this: Please make the preservation of woodlands and trees a priority of the planning commission. Trees benefit all of us. Mere mitigation is not the solution, since the goal should be to increase the tree canopy for enhanced quality of life now and for future generations.

Sincerely

Sarah Gillim
Westfield Green Together

16505 Little Eagle Creek Ave, Westfield

WRITTEN PUBLIC COMMENTS

Docket Number: 2108-SPP-18 & 2108-ODP-18
Petitioner: Indy Latin Schools
Request: Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot on 30.88 acres +/- in AG-SF1: Single-Family Rural District.

Enclosed Attachments:

February 7, 2022, APC Approval

1. Gillim, Sarah

02/06/2022

From: [s Gillim](#)
To: [APC](#)
Subject: Feb 7 meeting and loss of woodlands
Date: Sunday, February 6, 2022 12:45:22 PM

**WARNING: This external email is from
bufogil@gmail.com.**

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Sincerely

Sarah Gillim
Westfield Green Together

16505 Little Eagle Creek Ave, Westfield

ORDINANCE NUMBER 21-52

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (the "Ordinance") for the **Springwater PUD District**, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2112-PUD-29**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2112-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022;

WHEREAS, the Common Council is subject to the provision of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Springwater PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following additional definitions are hereby incorporated:

~~2.1 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.~~

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~~2.12 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).~~

~~2.2 Transitional Architecture. An architectural style that combines familiar architectural styles and materials with modern elements such as large windows, wood accents, and metal roof accents.~~

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Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

3.2 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Townhouses Subdistrict", "Single Family Subdistrict", and "Private Residence & Store Subdistrict" (individually or collectively, the "Subdistrict" or "Subdistricts"). Refer to **Exhibit E**, Springwater Subdistrict Exhibit for boundaries of subdistricts.

3.3 Development of each Subdistrict shall be regulated as set forth in this Ordinance.

~~3.4 The boundaries of the Subdistricts shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Subdistricts shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.~~

Section 4. **Underlying Zoning District.** The Underlying Zoning District of the Townhouses shall be SFA: Single-family Attached Subdistrict, the Single Family shall be SF4: Single-family High Density Subdistrict, and the Private Residence & Store shall be AG-SF1: Agricultural / Single-Family Rural Subdistrict.

Section 5. **Permitted Uses.**

5.1 Only uses specified within this section shall be permitted for each Subdistrict.

5.2 The following uses shall be permitted in the Townhouses Subdistrict:

- A. Dwelling, Townhouse
- B. Development Amenities

5.3 The following uses shall be permitted in the Single Family Subdistrict:

- A. Dwelling, Single Family
- B. Development Amenities

5.4 The following uses shall be permitted in the Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Low traffic antique shop in existing structures(the use authorized under prior variance V-83-V-1 dated 11/02/1982)

5.5 Maximum Dwellings. The total number of Dwellings permitted in the Real Estate shall not exceed one-hundred (100).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

6.1 AG-SF1: Agriculture / Single-family Rural District (Article 4.2): Shall apply to the Private Residence & Store Subdistrict except as modified below:

- A. Minimum Lot Frontage (Article 4.2(D)): Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared ingress/egress easement).
- B. Side and Rear Yard Setback (Articles 4.2(E)(2)): Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict.

- 6.2 SF4: Single-family High Density District (Article 4.7): Shall apply to the Single Family Subdistrict except as modified below:

Single Family Subdistrict (Single-Family High Density)		
Standard	Single Family - Alley	Single Family - Front
Minimum Lot Area (4.7(B))	4,800 SF	6,800 SF
Minimum Lot Width (4.7(E))	45'	60'
Minimum Lot Frontage (4.7(C))	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks		
Front Yard (4.7(D)(1))	10'	10' * <u>A driveway at least 18' deep shall be required.</u>
Side Yard (4.7(D)(2))	5'	5'
Rear Yard (4.7(D)(3))	10' * A driveway at least 18' deep shall be required.	30'
Maximum Building Height (4.7(F))	35'	35'
Minimum Living Area (4.7(G))	1,600 SF	1,600 SF

6.3

SFA: Single-family Attached District (Article 4.9): Shall apply to the Townhouses Subdistrict except as modified below:

Standard	Townhouses Subdistrict
Maximum Density (4.9(E))	Shall Not Apply
Maximum Project Size Within District (4.9(G))	Shall Not Apply
Minimum Building Setbacks	
Front Yard (4.9(H)(1))	0' However, a minimum 8' landscaped area shall be provided between the path <u>or sidewalk along Union Street</u> and the front of each Townhouse.
Front Setback Stagger (4.9(H)(2))	i. <u>Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)</u> <u>Shall Not Apply</u>
Minimum Distance Between Structures (4.9(I))	<u>15'12'</u>

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Project Perimeter Setback (4.9(J))	Shall Not Apply
Maximum Building Height (4.9(K))	35' (Two-Story)
Minimum Living Area (4.9(L))	1,600 SF

Section 7. Overlay Districts. Article 5.2: US Highway 31 Overlay District, shall not apply to the development of the District.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District except as otherwise modified below.

8.1 Accessory Use and Building Standards (Article 6.1): Shall not apply to existing structures in the Private Residence & Store Subdistrict

8.2 Architectural Standards (Article 6.3): Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3:

A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit C**, is hereby incorporated to capture the intended Transitional A-architecture of ~~townhouses~~ Townhouses Subdistrict and Single-Family Subdistrict to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Four-Side Architecture: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, ~~number (except minimum number of windows on front facade) and~~ style of windows, window placement, trim detailing, roof design, and ~~exterior~~ Exterior materials ~~Materials, unless otherwise required by this Ordinance.~~

C. Homes constructed in the Single Family Subdistrict ~~Architectural Standards~~ shall comply with the following architectural standards:

a. Building Materials.

- i. Vinyl and aluminum siding shall be prohibited.
- ii. All single family homes will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

- b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2") wide.
- c. Windows:
 - i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jams.
 - ii. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows.
- d. Minimum Overhangs: All homes shall have a minimum of 12" roof overhangs.
- e. Roof Pitches: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4~~1~~/₁₂ for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6~~1~~/₁₂. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style.
- f. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- g. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.

- iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the ~~Dominant~~ Exterior Material or a color to accent the ~~Dominant~~ Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- h. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story dwellings shall have a minimum of four (4) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- i. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be used and shall be consistent with elements included on the Front Building Façade:
 - i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior ~~Material~~ pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- j. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
 - i. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;

and

- ii. Have a different primary siding color than the adjacent Lot.

D. The homes in the Townhouses Subdistrict shall comply with the following architectural standards:

- a. Building Materials: Permitted ~~exterior-Exterior building materials-Materials~~ are as follows:

- i. Masonry Material (brick or cultured stone), fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.

- ii. All townhouses will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

- b. Roof Design:

- i. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve inches (12”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.

- ii. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

- iii. Roof Pitch: Townhouses designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4/12 for the main roof. The minimum roof pitch for the main roof of all other architectural style shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Shed roof dormer accents shall be no less than 3:12. ~~The building permit application shall indicate whether the home is designed in a modern architectural style.~~

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- c. Garages: All Dwellings shall have a two (2) car garage.

- d. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:

- i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six-inch(6") nominal trim board on all operable windows(windows which open) shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of four (4) windows.
 - v. Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi. The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- e. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhouse building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - i. A minimum of three (3) windows shall be required.
 - ii. All windows shall have a minimum four-inch (4") nominal width trim.
 - iii. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- f. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
 - i. A minimum of two (2) windows shall be required.
 - ii. Windows shall have minimum four-inch (4") nominal width trim.
- g. Streetscape Diversity: The following design criteria shall apply only to Townhomes whose Front Building Facades face Union Street and shall be provided to achieve streetscape diversity along the Union Street frontage:

~~i. Townhouse units shall be staggered within a building a minimum of 4.5' between the end units and the inside unit(s)~~

~~ii.i.~~ Townhouses adjacent to Union Street shall require the front door to face Union Street and the garage shall face an internal street or alley.

~~iii.ii.~~ A sidewalk/pedestrian corridor and courtyard shall be provided between buildings along Union Street as shown in the Concept Plan.

~~iv.iii.~~ Each unit shall have outdoor living areas along the streetscape.

- D. Article 6.3 shall not apply to the existing structures in the Private Residence and Store Subdistrict.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Tree Preservation (Article 6.8(E)): The Open Space Amenity and Preservation Exhibit, attached hereto as **Exhibit D** is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as "Tree Preservation Easement" in **Exhibit D** in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance.
- B. Street Trees (Article 6.8 (J)): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following:
1. Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.
 2. Street Tree spacing (Article 6.8(J)(3)): shall not apply.

- C. Foundation Plantings (Article 6.8 (L)(1)): Shall apply to Townhouses ~~Dwellings~~ only. Along Union Street, the foundation plantings shall be a landscaped area between the front of the townhomes and the perimeter trail with the following requirements:

1. The landscaped area shall be a minimum of 8' wide, between the buildings and the trail. A minimum of One (1) ornamental tree and five (5) shrubs shall be provided per Townhouse in this area. In addition, shade trees shall be provided between the trail and Union Street if permitted by Section 8.3D below in accordance with the Street Tree standards of Article 6.8(i) of the UDO. Landscaping within the landscaped area may be installed in the Right-of-way, subject to approval from the Department of Public Works.
2. Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity. The number of plantings shall comply with the 8.3C of this document.

D. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply. However, plantings accomplishing an aesthetic similar to Street Trees may be installed in the Union Street Right-of-way between the pedestrian path and public street, subject to approval from the Community Development and Public Works Departments.

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E. Buffer Yard Requirements (Article 6.8 (N)): There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. Buffer Yard B (40' minimum), as indicated in Article 6.3(N), shall be provided along the north and east property lines (except at the Private Residence & Store Subdistrict). Tree Preservation Easement areas shall be credited toward required Buffer Yard plantings in accordance with Article 6.8(E)(6)(b). Along the east property line, a row of evergreen trees, in accordance with Buffer Yard B requirements, will be provided west of the Tree Preservation area, to the west of the Tree Preservation Area and within the 40-foot Buffer Yard (as shown on the Concept Plan, Exhibit B) a 10 foot wide row of evergreen trees shall be provided. This row shall consist of a minimum of thirty (30) evergreen trees and shall count towards the Buffer Yard B plantings.

8.4 Sign Standards (Article 6.17): One (1) sign in accordance with Article 6.17(H) Individual Nonresidential Signs may be installed within the Real Estate for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of-way). This sign shall not count toward the residential signs permitted for the Townhouses and Single Family Subdistricts by Article 6.17(G). Existing sign may remain until a new sign is installed.

8.5 Vision Clearance (Article 6.19 (A)(1)): Shall not apply. Instead, the following shall apply:

- A. Thirty-five (35) feet from the intersection of Union Street and the entrance roads. The vision clearance shall be measured between the Union Street right-of-way line and the back of curb of the entrance road as shown on Exhibit B.
- B. Ten (10) feet from all other intersections including Local streets, Driveways, and Alleys as measured from the back of curb.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below:

10.1 Open Space and Amenity Standards (Article 8.6): Shall not apply. However, Open Space and Amenity Standards shall substantially comply with Exhibit D.

10.2 Pedestrian Network Standards (Article 8.7): Shall apply except as modified below:

- A. Internal Pedestrian Network Standards (Article 8.7(C)(2)): Sidewalks shall be required on both sides of the internal streets and internal Private Streets in all developments except the following:
 - 1. Sidewalks are not required on private streets on rear of townhouses
 - B. Perimeter/External Pedestrian Network Standards (Article 8.7(D)): The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by Article 8.7(D)(1) except where installed in this corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.
- 10.4 Street and Right-of-Way Standards (Article 8.9): The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.
- 10.5 Tree Preservation Easement Standards (Article 8.3(H)): Article 8.3(H) shall apply except as modified below. The Primary Plat and Secondary Plat shall document the dimensioned limits of the Tree Preservation Easement. Tree Preservation Easement standards (8.3(H)) will be included in Covenants, Conditions, and Restrictions with the following additional requirements:
- A. Permitted activities:
 - a. Neighborhood Amenities as shown in Exhibit D are permitted activities within the Tree Preservation Easement. Mowing and Seeding are permitted within the three feet (3') vicinity of the Amenities including trails shown.
 - b. Activities permitted by any legal drain easement are permitted within the Tree Preservation Easement where these easements overlap.
 - c. The existing drive to the Private Residence and Store Subdistrict and Proposed Trails are permitted.
 - B. Required Activities:
 - Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."

Section 11. **Termination of Existing Variances.** All variances under Application Number V-83-V-1 dated 11/02/1982 shall be terminated upon the effective recording date of the secondary plat.

Section 12. **Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 13. **Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by

the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Neil Goradia

I hereby certify that **ORDINANCE 21-52** was delivered to the Mayor of Westfield on the ____ day of _____, 2022, at ____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-52** I hereby VETO **ORDINANCE 21-52**

This ____ day of _____, 2022 This ____ day of _____, 2022

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Neil Goradia
Apollo Developers LLC
12941 Coyote Run
Fishers, IN 46038

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Open Space Amenity and Preservation Exhibit
Exhibit E	Springwater Subdistrict Exhibit
Exhibit F	Vicinity Map